

Form # P 04

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT WITHDRAW**

Permit Number 092 E015001

This is to certify that ROSE JEFFREY R TRUST ROSE NOMINEE TRUST/IRMA Kiel

has permission to Demolish original single family home re-build single family home in existing footprint. Expand second floor

AT 613 ISLAND AVE Permit Number 092 E015001

provided that the person or persons who apply for and accept 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 procured before this building or part thereof is started or service closed-in. 24 HOUR NOTICE 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

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 07-1310	Issue Date:	CBL: 092 E015001
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Location of Construction: 613 ISLAND AVE	Owner Name: ROSE JEFFREY R TRUSTEE ROS	Owner Address: 1 FARNAM TERR	Phone:
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave Peaks Island	Phone 2077662026
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: FR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Demolish original single family home rebuild new single family home in existing footprint. Expand second floor	Permit Fee: \$1,480.00	Cost of Work: \$146,000.00	CEO District: 2
Proposed Project Description: Demolish original single family home rebuild new single family home in existing footprint. Expand second floor		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: ldobson	Date Applied For: 10/17/2007	<b>Zoning Approval</b>		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

# WITHDRAW

**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.

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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-1310	<b>Date Applied For:</b> 10/17/2007	<b>CBL:</b> 092 E015001
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<b>Location of Construction:</b> 613 ISLAND AVE	<b>Owner Name:</b> ROSE JEFFREY R TRUSTEE ROS	<b>Owner Address:</b> 1 FARNAM TERR	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> John Kiely	<b>Contractor Address:</b> 591 Island Ave Peaks Island	<b>Phone</b> (207) 766-2026
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family Home - Demolish original single family home rebuild new single family home in existing footprint. Expand second floor	<b>Proposed Project Description:</b> Demolish original single family home rebuild new single family home in existing footprint. Expand second floor
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<b>Dept:</b> Zoning	<b>Status:</b>	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>

**Comments:**

11/2/2007-amachado: Left message for John Kiely. Need more information. Need stamped site plan that shows the lot and the existing structure and the 75' setback from the highest spring tide since the lot is in the shoreland zone. Not all parts of the existing building have been permitted. The existing front porch is not permitted nor is the back rear porch on the left side. The building is over lot coverage so those parts can't be rebuilt. I need scaled plans of what is existing now including elevation plans for all four sides, plus a cross section of what is there now, and floorplans for the first and second floor. For the new building, I need the left side elevation and the rear elevation. I also need a cross section that shows the increase of floor space to make sure that it does not go over the allowable 50% increase.

11/5/2007-amachado: Spoke to John Kiely. Owners want to withdraw the permit since can't expand as much as want to. He will send in request to get his money back.



# 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>613 ISLAND AVE PEAKS ISLAND, ME 04108</u>		
Total Square Footage of Proposed Structure/Area <u>1110 SQ FT</u>		Square Footage of Lot <u>3,200 ± 59 FT</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>92            E            15</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>RHOODA G. LIBERTY-JEFFRESE</u> Address <u>62 THOMAS DR.</u> City, State & Zip <u>HELMSFORD MA. 01824</u>	Telephone: <u>978-250-8375</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>ROBERT ROSE</u> Address <u>FARNUM TERR.</u> City, State & Zip <u>WORCESTER MA 01602</u>	Cost Of Work: \$ <u>146,000 ±</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE EXISTING STRUCTURE. BUILD NEW STRUCTURE USING EXIST SITE FOOTPRINT WHILE EXPANDING 2ND FLOOR 50% OF SQUARE FOOTAGE OF THE 1ST FLOOR</u>		
Contractor's name: <u>JOHN V. KIELY</u> Address: <u>591 ISLAND AVE</u> City, State & Zip <u>PEAKS ISLAND ME 04108</u> Telephone: <u>766-2026</u> Who should we contact when the permit is ready: <u>JOHN KIELY</u> Telephone: _____ Mailing address: _____		

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

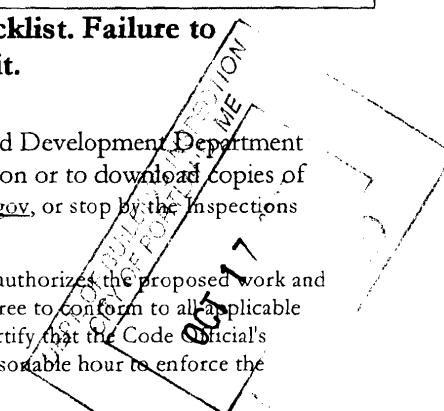
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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 authorized 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: John V. Kiely

Date: 10/10/07

**This is not a permit; you may not commence ANY work until the permit is issue**





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

November 2, 2007

John Kiely  
591 Island Avenue  
Peaks Island, ME 04108

RE: 613 Island Avenue, Peaks Island – 092 E015 – IR-2 – demo existing house and rebuild – permit #07-1310

Dear Mr. Kiely,

I am in receipt of your application to remove the existing structure and build a new structure within the existing footprint with an expanded second floor at 613 Island Avenue. At this point the application is incomplete, and I cannot complete my zoning review without more information.

First of all the lot is located within the shoreland zone. For you to change the shape of the existing structure at all, you need a stamped site plan that shows the lot and the existing structure and the 75' setback from the highest spring tide.

Second, not all of the existing building has been permitted; so there are parts of the existing footprint that the owner has no legal right to, and the rebuilt structure cannot occupy the parts that were not permitted. The front porch originally was three feet deep and twenty-one feet wide. There is no record in our files for a sixteen by nine and a half foot porch. This is also no permit on file for the deck on the left rear of the house, which is approximately six feet by six feet. The rebuilt structure cannot occupy these two areas because the structure is already over the allowable lot coverage (section 14-145.11d) and they do not meet the required setbacks (section 14-145.11c)

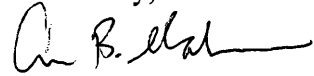
Third, we need more information on the existing structure. I need elevation plans for all four sides that show the existing structure. I also need a cross section of the existing structure to see how much living space there is on the second floor. I also need floor plans for the existing first and second floors. All of these plans need to be to scale.

Finally, I need elevation plans for the rear and right side of the proposed structure and a cross section that shows how much living space is being added to make sure that the increase does not exceed the allowable 50%.

- section 14-436(a) increase in upper most story.

Your permit is on hold until I receive all the necessary information. Please feel free to call me at 874-8709 if you have any questions.

Yours truly,



Ann B. Machado  
Zoning Specialist  
(207) 874-8709

~~Section 14~~

Applicant:

Date:

Address:

C-B-L:

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard - 26' min.

Rear Yard - 25' min.

Side Yard - 20' min.

Projections -

Width of Lot -

Height - 35' max.

Lot Area - ~~20,000~~  $\phi$  - dies says  $35 \times 83 = 2905 \phi$

Lot Coverage Impervious Surface -  $23\% = 581$  existing structure is over.

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - yes

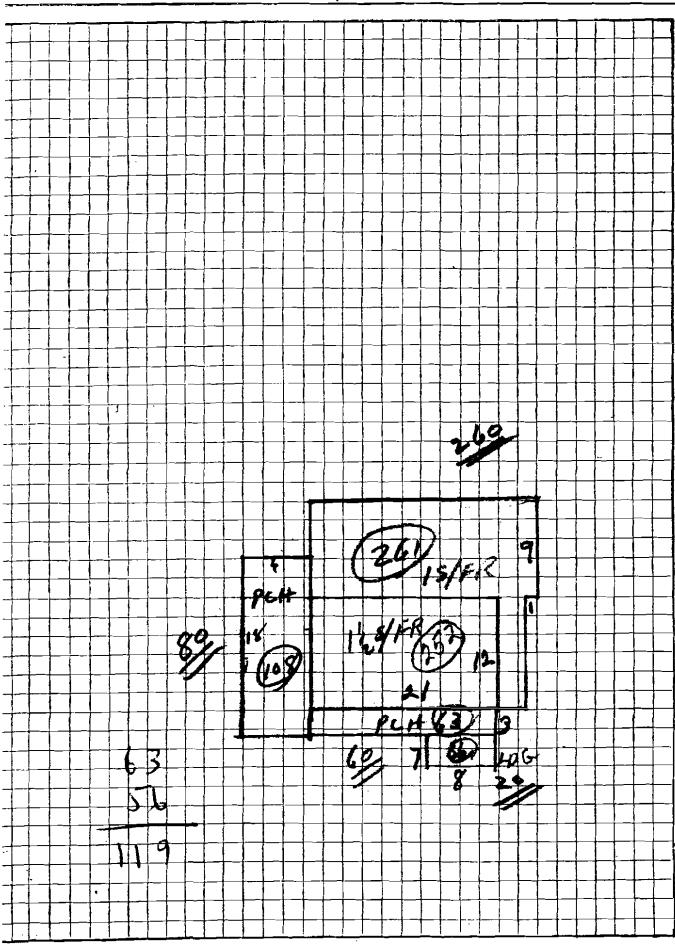
Flood Plains -





**RECORD OF BUILDINGS**  
 GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19	YEAR 19
	211 252 108 63 56 <hr/> 740 footprint



125/60 905+ SHOWERS 4/11 ✓									
<b>CONSTRUCTION</b>									
FOUNDATION			FLOOR CONST.			PLUMBING			
CONCRETE			WOOD JOIST			BATHROOM			
CONCRETE BLOCK			STEEL JOIST			TOILET ROOM			
BRICK OR STONE			MILL TYPE			WATER CLOSET			
PIERS			REIN. CONCRETE			LAVATORY			
CELLAR AREA FULL			FLOOR FINISH			KITCHEN SINK			
1/4 1/2 3/4				B	1	2	3		
NO. CELLAR			CEMENT			STD. WAT. HEAT			
EXTERIOR WALLS			EARTH			AUTO. WAT. HEAT			
CLAPBOARDS			PINE			ELECT. WAT. SYST.			
WIDE SIDING			HARDWOOD			LAUNDRY TUBS			
DROP SIDING			TERRAZZO			NO PLUMBING			
NO SHEATHING			TILE			SHOWERS 4/11 ✓			
WOOD SHINGLES						TILING			
ASBES. SHINGLES						BATH FL. & WCOT.			
STUCCO ON FRAME						TOILET FL. & WCOT.			
STUCCO ON TILE			ATTIC FLR. & STAIRS			LIGHTING			
BRICK VENEER			INTERIOR FINISH			ELECTRIC			
				B	1	2	3		
BRICK ON TILE			PINE			NO LIGHTING			
SOLID BRICK			HARDWOOD			NO. OF ROOMS			
STONE VENEER			PLASTER			BSMT.	2ND		
CONC. OR CIND. BL.			UNFINISHED			1ST	3RD		
TERRA COTTA			METAL CLG.			OCCUPANCY			
VITROLITE						SINGLE FAMILY			
PLATE GLASS			RECREAT. ROOM			TWO FAMILY			
INSULATION			FINISHED ATTIC			APARTMENT			
WEATHERSTRIP			FIREPLACE			STORE			
ROOFING			HEATING			THEATRE			
ASPH. SHINGLES			PIPELESS FURNACE			HOTEL			
WOOD SHINGLES			HOT AIR FURNACE			OFFICES			
ASBES. SHINGLES			FORCED AIR FURN.			WAREHOUSE			
SLATE TILE			STEAM			COMM. GARAGE			
METAL			HOT WAT. OR VAPOR			GAS STATION			
COMPOSITION			NO HEATING			ECONOMIC CLASS			
ROLL ROOFING						OVER BUILT			
INSULATION			GAS BURNER			UNDER BUILT			
			OIL BURNER			DT. 11/2/64	AR. BC		
			STOKER			LD. 6-7	PD. BC		
						MS. 6-7	CK. 10		

SUMMARY OF BUILDINGS											
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
COTTAGE	A 15/FR	EC	010		F	1150	50	580	A		350
	B					1250	50	630	-B	630	375
	C								C		
	D								D		
	E								E		
	F								F		
	G								G		
YEAR	1951	1951 TOTAL BLDGS.							580		
TAX VAL.		TAX VALS.							19	19	
OLD VAL.									19	19	
CHANGE									19	19	

ART	LETTER	BLOCK	LOT	STREET CODE	STREET NUMBER	CENSUS TRACT	CENSUS BLOCK	LAND USE	ZONING	LAND NOS.	STREET	BLDG. NO.	CARD NUMBER
092		E	015	2000									

*Permit*  
91/92

RECORD OF OWNERSHIP				BOOK PAGE	TAX YEAR	ACCOUNT NUMBER	DATE		TYPE		SALE PRICE	SOURCE	VALID
SF.	DEVL. NO.						MO.	YR.	1. LAND	2. L & B			1. YE
USE ROBERT H AND ELEN C OR SURV SLAND AVE PKS ISL ME									1	2			1
									1	2			1
									1	2			1
									1	2			1
									1	2			1
									1	2			1
									1	2			1

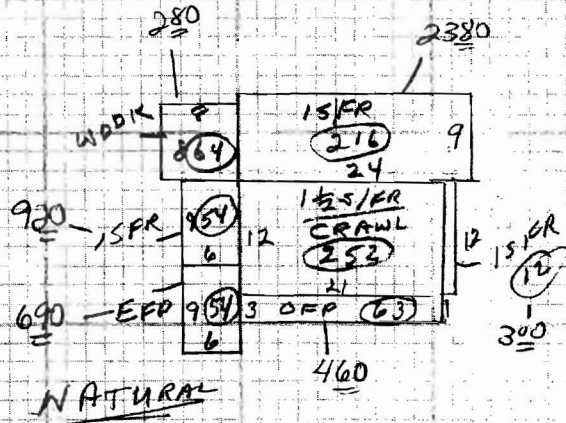
2-E-15  
SLAND AVE  
EAKS ISLAND  
715SF

R 28920

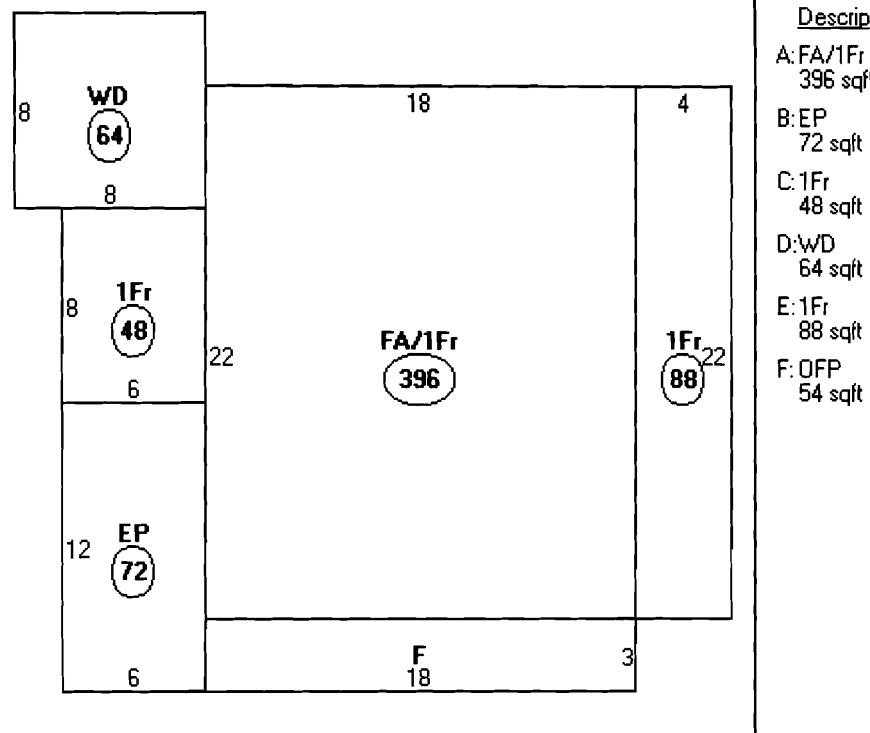
GENERAL PROPERTY FACTORS				LAND COMPUTATIONS					REVISED		ASSESSMENT RECORD					
NEIGHBORHOOD I.D.				FTG.	DEPTH	2 or	UNIT PRICE	DEPTH	ADJ.	LAND	ASSESSMENT			INCREASE	DECREA	
TOPOGRAPHY RATING				SQ. FT. or ACRES	or AC			FACTOR	PRICE	ADJ.	LAND					
GOOD FAIR POOR VERY POOR				2715	7		130	123	160	—	4340					
STREET OR ROAD																
PAVED UNPAVED PROPOSED NONE																
SIDEWALK ALLEY																
YES NO YES NO																
UTILITIES																
ALL WATER SEWER ELECTRICITY GAS																
0. NONE 1. PUBLIC 2. PRIVATE																
LAND ADJUSTMENT %																
OPO		MISIMP.														
ACANT		CORNER														
ZE		RESTRICTION														
HAPE																
XC. FTG.																
BUILDING PERMIT RECORD				NOTES:				LAND	BUILDING	TOTAL						
DATE	PERMIT NO.	AMOUNT	DESCRIPTION					1,630	5,280	6,910						
5/7	2449	1000	Const. 8x10 shed to repl. mot. shed.													

S.F.	TO-FROM	CH	BL	LOT

VACANT LOT		OCCUPANCY		GROUND FLOOR AREA		OTHER FEATURES	
D DWELLING DATA		SINGLE FAMILY		ADDITION POINTS		MASONRY TRIM	
CONSTRUCTION		TWO FAMILY		GRADE FACTOR $\frac{c}{+}$ = %		MODERNIZED KITCHEN	
1.5 STORY		APARTMENT		C & D FACTOR $\frac{+}{-}$ = %		RECREATION ROOM	
1 BRICK 4 CONC. BLK. 7 STONE		NO. UNITS		COTTAGE		WOODBURNING FIREPLACE	
2 FRAME 5 STUCCO 8		OTHER		UNFIN.		BASEMENT GARAGE	
2 SPLIT-LEVEL 3 FR. & MAS. 6 9		COTTAGE		FIN. OPEN		ATTACHED GARAGE	
AGE		COTTAGE		FIN. DIV.		TOTAL OTHER FEATURE POINTS	
ERECTED 1		UNFIN.		DWELLING COMPUTATIONS			
REMODELED 19 73		FIN. OPEN		19		19	
LIVING ACCOMMODATIONS		FIN. DIV.		19		19	
TOTAL ROOMS 04		BASE PRICE		11,740			
BED ROOMS 2		PLUMBING		2,500			
FAMILY ROOMS -		BASEMENT		1,950			
FULL BATHS 0		BASEMENT FIN.		5,850			
HALF BATHS 1		ATTIC					
TOTAL FIXTURES 05		HEATING					
FOUNDATION		REMODELING DATA		TOTAL BASE		27,070	
CRETE		KITCHEN		GRADE FACTOR		100	
C. BLOCK WALLS		PLUMBING		TOTAL		27,070	
CK STONE WALLS		HEATING		OTHER FEATURES			
CS/SLAB/CRAWL		GENERAL		TOTAL		27,070	
EMENT - FULL		REMODELING DATA		C & D FACTOR			
1/4 1/2 3/4		KITCHEN		REPL. COST		27,070	
EXTERIOR WALLS		PLUMBING		DEPREC.		5,510	
OD VINYL ALUM.		HEATING		R.C.L.D.		10,960	
NGLES - WOOD		GENERAL		OTHER BUILDINGS AND YARD		0	
NGLES - ASPHALT		REMODELING DATA		TYPE CODE		01 GARAGE	
NGLES - ASBESTOS		KITCHEN		02 CARPORT		03 PATIO	
CK VENEER		PLUMBING		04 SHED		05 POOL	
WNET INSULATION		HEATING		06 BARN			
OF INSULATION 1/3 YES		GENERAL		TOTAL VALUE		10,960	
ROOFING		REMODELING DATA		YEAR		NOTES:	
NGLES - ASPHALT		KITCHEN				WOODSORE ON 2" x 4	
NGLES - WOOD		PLUMBING				quarry tile	
NGLES - ASBESTOS		HEATING				with frost etc. base	
STEAM		REMODELING DATA				on ledge + rock shifts	
HOT AIR - FORCED		KITCHEN				much → yearly plumbing	
FLOOR FURNACE		PLUMBING				repair due to this and	
ELECTRIC		HEATING				flashing around chimney	
AIR CONDITIONING		GENERAL				repair. - evidence by	
UNIT HEATER		REMODELING DATA				6" change where chimney meets	
NO. OF HTG. STS.		KITCHEN				ceiling + floor. much annual	
CONCRETE		PLUMBING				variation	
BRICK		HEATING					
WOOD		GENERAL					
TILE		REMODELING DATA					
PAPER		KITCHEN					
NOTES:		PLUMBING					
OWNER		HEATING					
TENANT		GENERAL					
NO ANSWER		REMODELING DATA					
INSPECTED		KITCHEN					
REFUSED ENTRY		PLUMBING					
INFO @ DOOR		HEATING					
REFUSED INFO		GENERAL					



WOODSORE ON 2" x 4  
quarry tile  
with frost etc. base  
on ledge + rock shifts  
much → yearly plumbing  
repair due to this and  
flashing around chimney  
repair. - evidence by  
6" change where chimney meets  
ceiling + floor. much annual  
variation



Documents From:01/01/1965  
To:10/11/2007

Place your cursor on the buttons below and a description of what each button is used for will appear.

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Printing Instructions



BOTH

**QUITCLAIM DEED WITH COVENANT**

Doc 38433 & 3805 11 99

ROBERT H. ROSE and HELEN C. ROSE, both of 1 Farnum Terrace, Worcester, Massachusetts, for full value and consideration paid, hereby grant to JEFFREY R. ROSE, Trustee of the ROSE NOMINSE TRUST, a trust established under the laws of the Commonwealth of Massachusetts and having a place of business at 270 Main Street, North Reading, Massachusetts, (said Trust to be recorded in the Cumberland County Registry of Deeds herewith), with QUITCLAIM COVENANT, the following real estate in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated on Peaks Island in the City of Portland, County of Cumberland and State of Maine, near Evergreen Landing and bounded and described as follows:

Beginning at a stake in the ground on the southerly line of Island Avenue at the northeasterly corner of a lot of land formerly owned by Charles H. Rolf; thence running northeasterly by the line of Island Avenue thirty-five (35) feet to a point; thence southeasterly on a line parallel with said Rolf land and keeping a distance of thirty-five (35) feet therefrom eighty-three (83) feet, more or less, to land now or formerly of J. E. Sterling; thence southwesterly and by said Sterling land thirty-five (35) feet to said Rolf land; thence northwesterly by said Rolf land eighty-three (83) feet, more or less, to the point of beginning.

Being the same premises conveyed to the grantors herein by deed of John Bradbury Minott, David Jumper Minott and Olin Philip

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 BAIL LIEN  
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 DIVORCE  
 LEASE  
 LIEN

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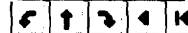
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 Encumbered Land

 All  
 Encumbered Land

Printing Instructions



Minott dated August 19, 1959, and recorded in the Cumberland County Registry of Deeds in Book 2520, page 198.

Dated: November 6, 1991

Robert H. Rose  
Robert H. Rose

Helen C. Rose  
Helen C. Rose

 COMMONWEALTH OF MASSACHUSETTS  
 COUNTY OF Worcester, ss.

November 6, 1991  
 Robert H. Rose and  
 Helen C. Rose and  
 Personally appeared the above-named Robert H. Rose and Helen C. Rose and  
 acknowledged the foregoing instrument to be their free act and  
 deed.

Before me,

Susan H. Levin  
Notary Public/Attorney-at-Law

 Print Name: Susan H. Levin  
 My Commission Expires: 6-21-96

 Recorded  
 Cumberland County  
 Registry of Deeds  
 12/01/91 08:16:52AM  
 Robert P. Titcomb  
 Register

SEAL

Documents From:01/01/1965  
To:10/11/2007

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Plans Recorded Land  
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Box of search results

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BOTH

As

County County Both

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BAIL DISCHARGE  
BAIL LIEN  
COURT  
DEED  
DISCHARGE  
DIVORCE  
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LIEN

Town

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01/01/1965

To

10/11/2007

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Printing Instructions



BK11824PG332

EASEMENT AGREEMENT

07782

NOW COME MAUREEN M. CANTWELL now or formerly of Glenmont, New York (hereinafter "Cantwell") and ROBERT H. ROSE and HELEN C. ROSE now or formerly of Worcester, Massachusetts (hereinafter "Rose"):

WITNESSETH:

WHEREAS, Cantwell owns real property located on Peaks Island in Portland, Cumberland County, Maine described in the deed to Cantwell recorded at the Cumberland County Registry of Deeds in Book 4981, Page 187; and

WHEREAS, Rose owns an adjacent parcel of land as described in their deed recorded at the Cumberland County Registry of Deeds in Book 9805, Page 99; and

WHEREAS, a survey has recently been completed by Timothy DeFilipp dated December 1994 being titled "Plan of Land for Maureen M. Cantwell;" and

WHEREAS, such survey shows that a small portion of the rear deck attached to the Roses' house encroaches over the common line between Rose and Cantwell by several inches and that a portion of the Roses' garden and a portion of the stone path to the Roses' back door are also located on the land of Cantwell; and

WHEREAS, the Roses acknowledge that they have no right to maintain that portion of their garden, path to the back door or deck as encroachments on the land of Cantwell (Book 4981, Page 187) as revealed by the survey of DeFilipp dated December 1994 referred to above; and

WHEREAS, Cantwell has no immediate intention of requiring the Roses to move that portion of the deck, garden or the path as presently located. Nevertheless, Cantwell intends to sell her lot and wishes to reserve to herself, her heirs, successors and assigns owning her lot the right in the future to request that so much of the deck, path and garden located on the land of Cantwell be relocated off the land of Cantwell.

NOW, THEREFORE, for valuable consideration received, the parties agree as follows:

1. Cantwell licenses Rose to continue with the encroachment of that portion of their deck, path and garden on the property of Cantwell until such time as Cantwell, her heirs, successors or assigns owning her lot may give written notification to the Roses or their heirs, successors or assigns owning the Rose lot to relocate such deck, garden and path off the property of Cantwell. Such notice of relocation shall be given to the Roses or their heirs, successors or assigns in writing sixty (60) days prior to such relocation being required.

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Name Type

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 Grantor  Grantee  Both

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 DEED  
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 LEASE  
 LIEN

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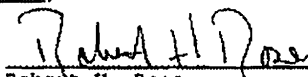
10/11/2007

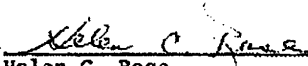
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BK 11824 PG 333

hold Cantwell, her heirs, successors and assigns harmless against any such claim that may be brought in the future by the Roses, their heirs, successors and assigns owning the property as described in Book 9805, Page 99.

Dated: 2/2, 1995.
  
 Robert H. Rose

  
 Helen C. Rose

  
 Maureen M. Cantwell


STATE OF MASSACHUSETTS

Worcester: ss.January 31, 1995

Then personally appeared the above-named ROBERT H. ROSE and HELEN C. ROSE and acknowledged the foregoing instrument to be their free acts and deeds.

Before me,

Kevin M. Crowley

  
 Notary Public

 Date: 1-31-95  
 Worcester County, Massachusetts  
 Commission Expires: Jan. 22, 1999.


SEAL

STATE OF NEW YORK

County of Albany: ss.February January 2, 1995

Then personally appeared the above-named MAUREEN M. CANTWELL and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
 Notary Public

SEAL

I:\target\la.mfc\3059\assignment.apr

 PAMELA A. JOHNSON  
 Notary Public, State of New York  
 Residing in Albany County  
 My Commission Expires 1/22/99

 RECEIVED  
 ALBANY COUNTY DEEDS

95 FEB 21 11:12:00



# PROPOSAL

FROM: **Lionel Plante Associates**  
98 Island Avenue  
Peaks Island, ME 04108  
Phone: (207) 766-2508  
Fax: (207) 766-2507

Proposal No. 08.27.07  
Sheet No. 1  
Date: 8/27/2007

**Proposal Submitted To:**

**Name:** Rhonda Gilbert  
**Street:** 62 Thomas Drive  
**City:** Chelmsford  
**State/Zip:** MA  
**Phone:** 899-1863  
Cell: 978-223-3612  
Home: 978-250-8375

**Work To Be Performed At:**

**Street:** 613 Island Ave  
**City/State/Zip:** Peaks Island, ME  
**Date of Plans:** 10/01/06  
**Architect:** Albert Frick

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:  
**A subsurface wastewater system as designed. Lump Sum \$16,683.00**

**Notes:**

1. If pumping is required, an additional \$3,850.00 will be added to the final bill
2. Ledge removal is not included in this quote.
3. If the water line must be relocated or redone, Lionel Plante Associates would renew from the curb stop on the street line to the house for an additional \$800.00.
4. No tree removal is included in this quote.
5. City of Portland permit fee of \$110.00 will be billed separately.
6. All disturbed areas will be loamed, seeded, and hayed.
7. Excavation for the new foundation as directed and backfill with on-site material \$1,500.00
8. Drainage around foundation. Estimate \$1,100.00

**Deposit Requirements**

**DUE UPON SIGNING:**

Partial Septic Deposit	\$2,000.00
Waterline	\$800.00
Digging & Backfilling Foundation	<u>\$1,500.00</u>
	<b>\$4,300.00</b>

**Balance of septic deposit due upon commencement of septic work. \$6,341.50(This is the balance of the first 50% deposit on the septic system only) with all outstanding balances due upon completion.**

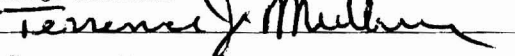
*Any necessary permits are the responsibility of the owner.* All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner. A 2% late fee will be charged on all overdue invoices.

**\*\* PROPOSAL VALID FOR 30 DAYS\*\***

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out on Lionel Plante Associates.

Respectfully submitted: Lionel Plante Associates

Per: Terrence J. Mulkern

Signature: 

Date: 8-29-07

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be outlined above.

Accepted: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

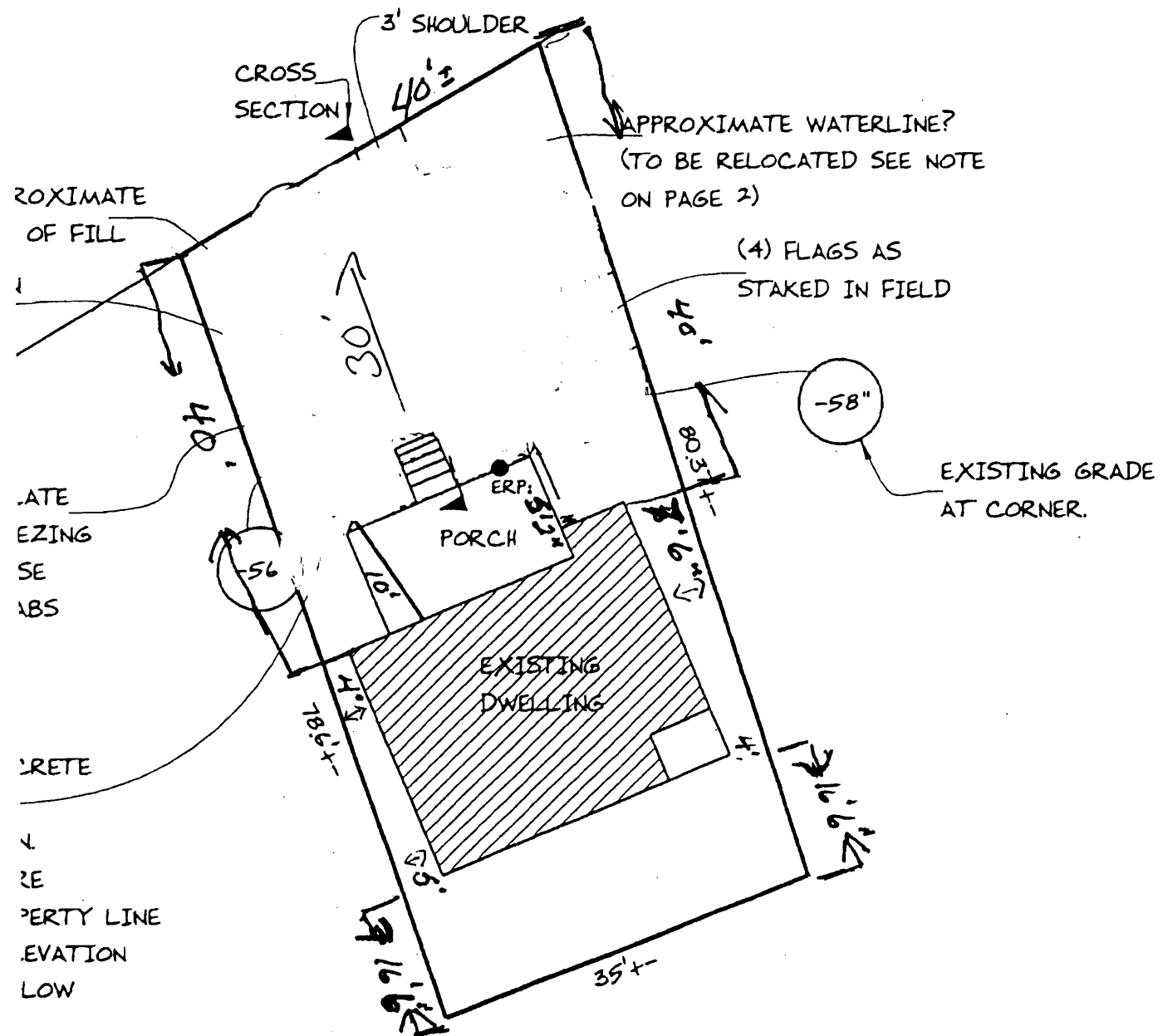
# SEWAGE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
 Division of Health Engineering, Station 10 SHS  
 (207) 287-5672 FAX (207) 287-4172

Street, Road, Subdivision <b>63 ISLAND AVENUE</b>	Owner's Name <b>RHONDA GILBERT</b>
--	---------------------------------------

## SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20' F



CONSTRUCTION ELEVATIONS	
± 11" - 13"	Finished Grade Elevation
± 8" - 15"	Top of Distribution Pipe or Proprietary Device
(below)	Bottom of Disposal Area

SEE ELEVATION REFERENCE POINT  
 BOTTOM OF 1" X 6" TRIM BELOW DECK FL  
 Location & Description  
 DETAIL (TOP OF LATTICE) 51" ABOVE EXISTING G  
 BELOW Reference Elevation is: 0.0" or ----  
 SCALE:

ATLAS LAND SURVEY  
574 Congress Street  
Portland, ME. 04101

# INVOICE

№ 1804

Robert H. Rose  
1 Farnum Terrace  
Worcester, Massachusetts 01602

DATE Oct. 20, 1984  
JOB NO. 84-100  
JOB NAME Island Avenue  
JOB LOCATION Peaks Island, Maine

TERMS : Payable upon receipt

	DESCRIPTION	PRICE	AMOUNT
	For survey services rendered in connection with staking out Lot #15 shown on Assessor's Plan #92 Block E on Island Avenue, Peaks Island, Maine		\$200.00
	Balance Due		\$200.00

ORIGINAL

*Thank You*

## WINDOW + DOOR SCHEDULE

### ANDERSON SERIES 200 WINDOWS

1<sup>ST</sup> FL

6 244DH 3040 - UNIT SIZE 3'W x 4'H  
1 244DH 2040 - UNIT SIZE 2'W x 4'H  
2 244DH 2640 - UNIT SIZE 2'6" x 4'H  
1 244DH 2430 - UNIT SIZE 2'4" x 3'H

### DOOR - EXTERIOR

2 - 3' x 6'8"

### DOOR - INTERIOR

1 - 2'4" x 6'8"

1 - 2'6" x 6'8"

1 - 5' x 6'8" FRENCH DOOR

2<sup>ND</sup> FL

### ANDERSON SERIES 200 WINDOWS

4 244DH 3040 - UNIT SIZE 3' x 4'H  
1 244DH 2040 - UNIT SIZE 2' x 4'H

### DOOR - INTERIOR

1 - 2'4" x 6'8"

2 - 2'6" x 6'8"

1 - 3' x 6'8" BIFOLD

1 - 5' x 6'8" BIFOLD



## LEGEND

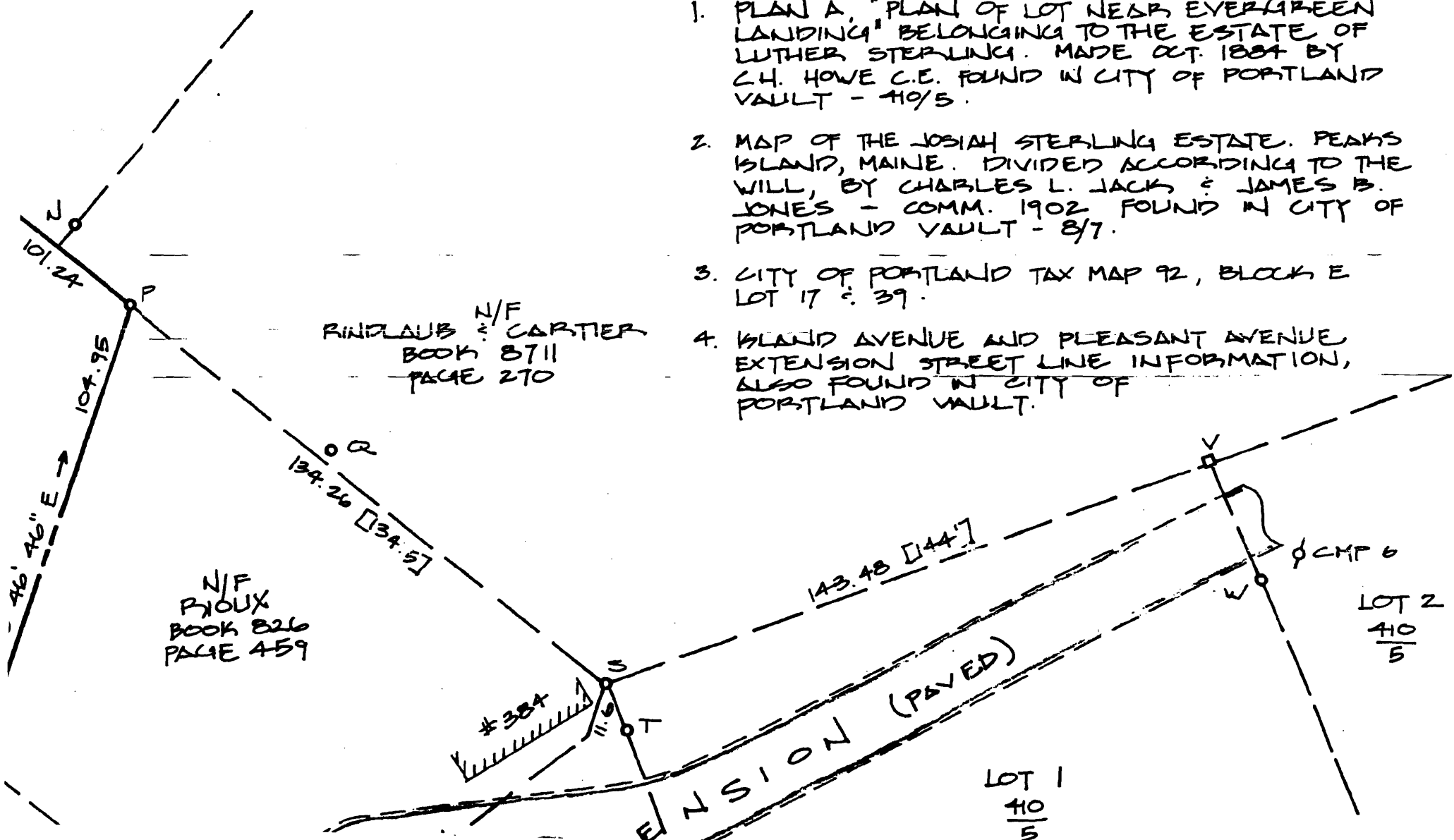
□	MONUMENT FOUND
○	MARKER FOUND
●	REBAR SET W YELLOW CAP; PLS #2246
○○○○○○○○	ROCK WALL
▨▨▨▨▨▨▨▨	EXISTING STRUCTURE
σ	UTILITY POLE
N/F	NOW OR FORMERLY
---	APPARENT LOT LINES
R.O.W.	RIGHT OF WAY
IPF	IRON PIPE FOUND
[59.4]	RECORDED DISTANCES

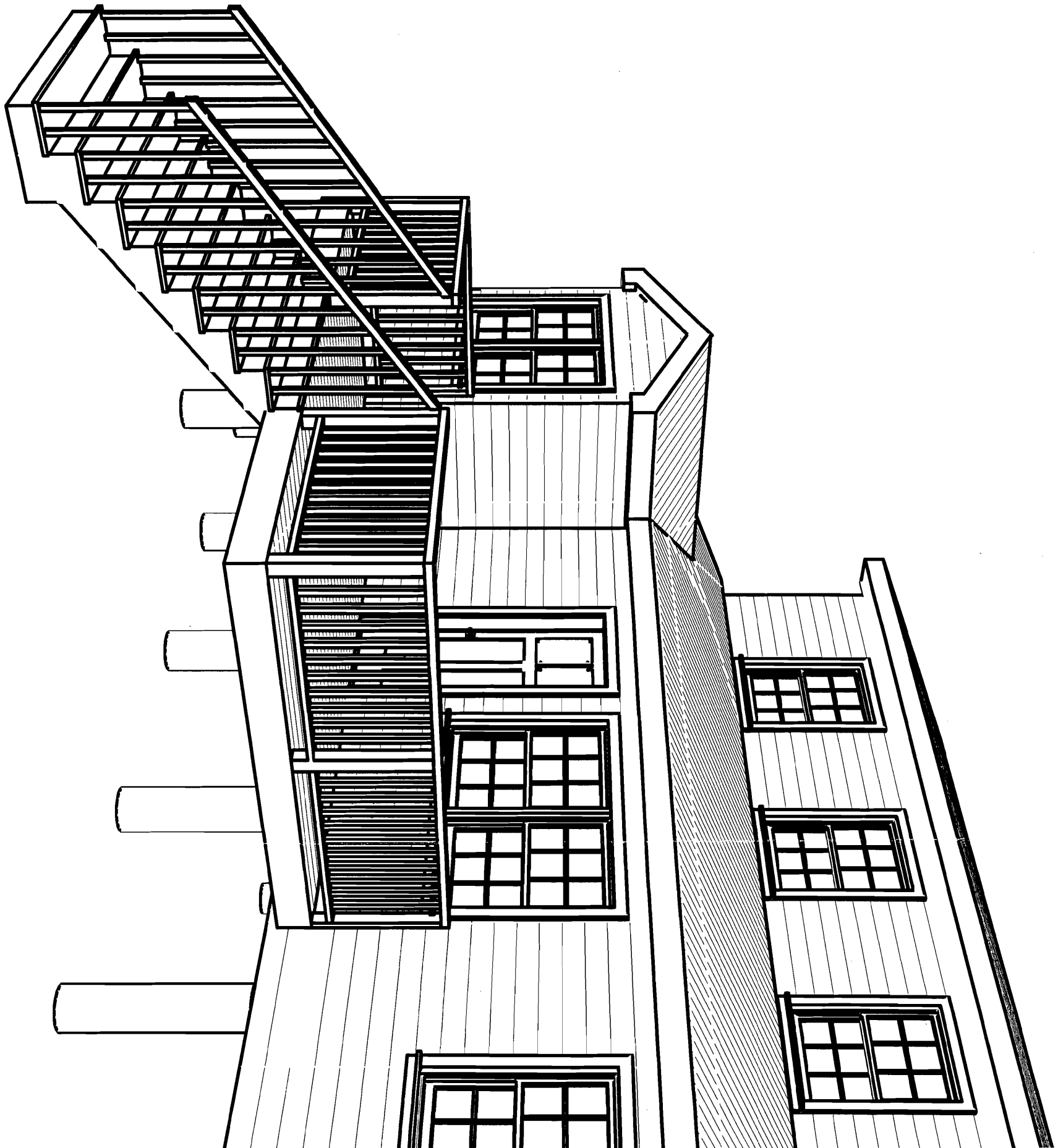
## NOTES

- SOURCE DEEDS:  
BOOK 1882 PAGE 304  
BOOK 1781 PAGE 246
- BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- BEARINGS ARE BASED ON A MAGNETIC OBSERVATION TAKEN DECEMBER, 1994.
- OWNER OF RECORD:  
MAUREEN M. CANTWELL  
149 2ND STREET #2  
TROY, NEW YORK 12180
- AREA OF PARCELS:  
FRONT LOT = 5,387 S.F.  
REAR LOT = 11,883 S.F.  
TOTAL AREA = 17,270 S.F.

## REFERENCES

- PLAN A, "PLAN OF LOT NEAR EVERGREEN LANDING" BELONGING TO THE ESTATE OF LUTHER STERLING. MADE OCT. 1884 BY C.H. HOWE C.E. FOUND IN CITY OF PORTLAND VAULT - 410/5.
- MAP OF THE JOSIAH STERLING ESTATE. PEAKS ISLAND, MAINE. DIVIDED ACCORDING TO THE WILL, BY CHARLES L. JACKS & JAMES B. JONES - COMM. 1902 FOUND IN CITY OF PORTLAND VAULT - 8/7.
- CITY OF PORTLAND TAX MAP 92, BLOCK E LOT 17 & 39.
- ISLAND AVENUE AND PLEASANT AVENUE EXTENSION STREET LINE INFORMATION, ALSO FOUND IN CITY OF PORTLAND VAULT.





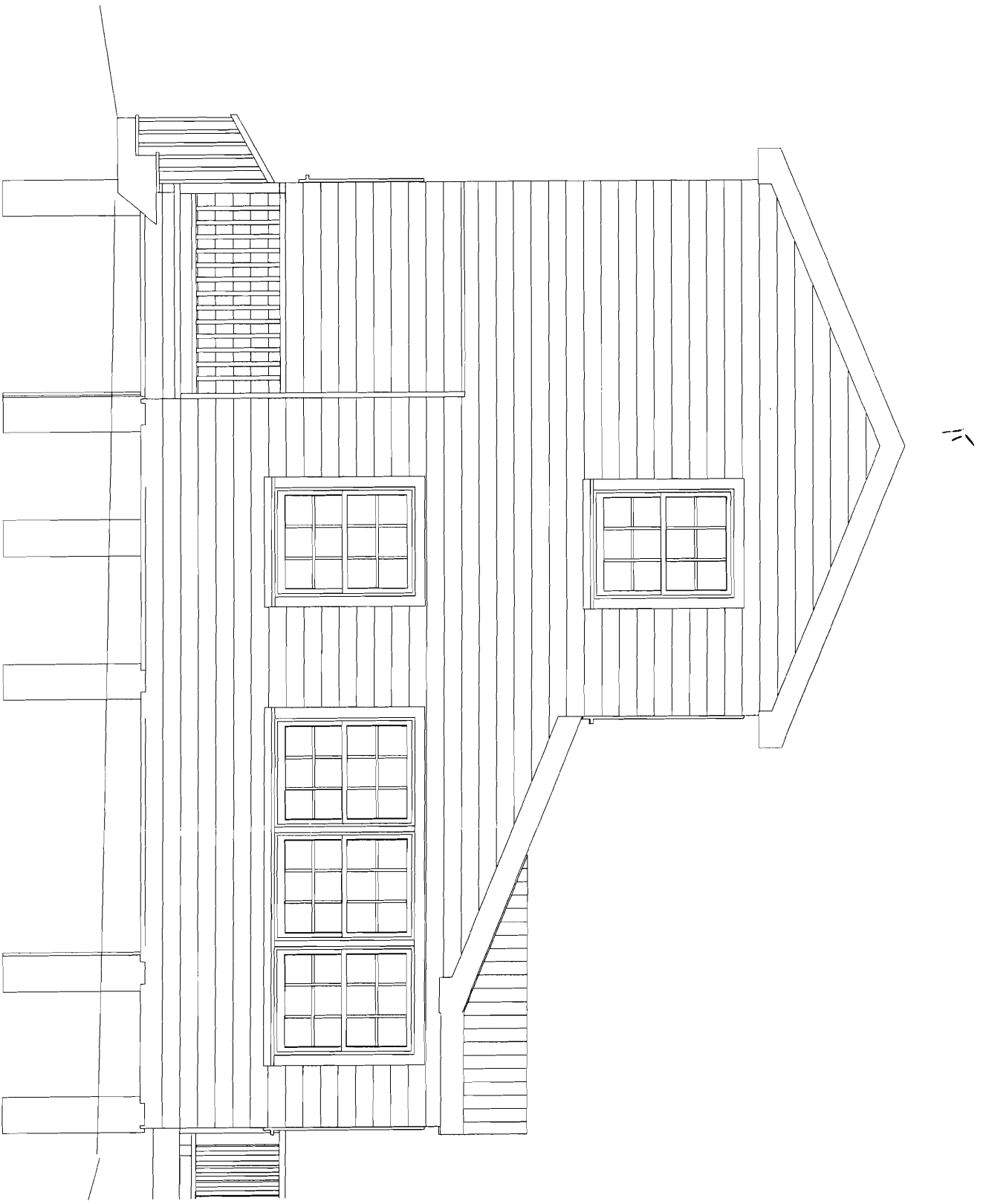


PLEASE REFER TO THE TYPICAL SECTION FOR  
MATERIALS AND NOTES

**FRONT ELEVATION**

SCALE 1/4" = 1'-0



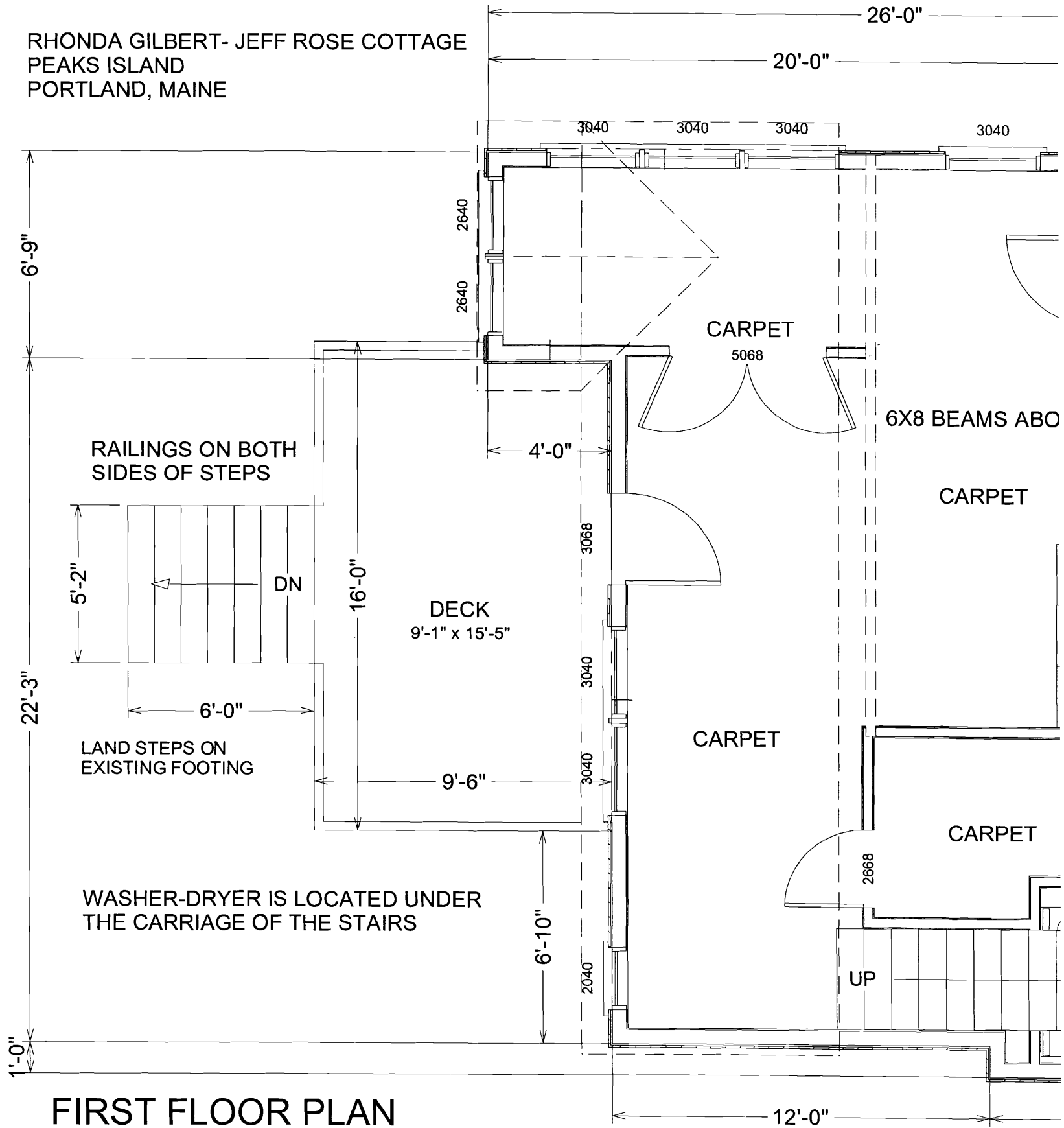


PLEASE REFER TO THE TYPICAL SECTION FOR  
MATERIALS AND NOTES

# SIDE ELEVATION

SCALE 1/4"=1'-0

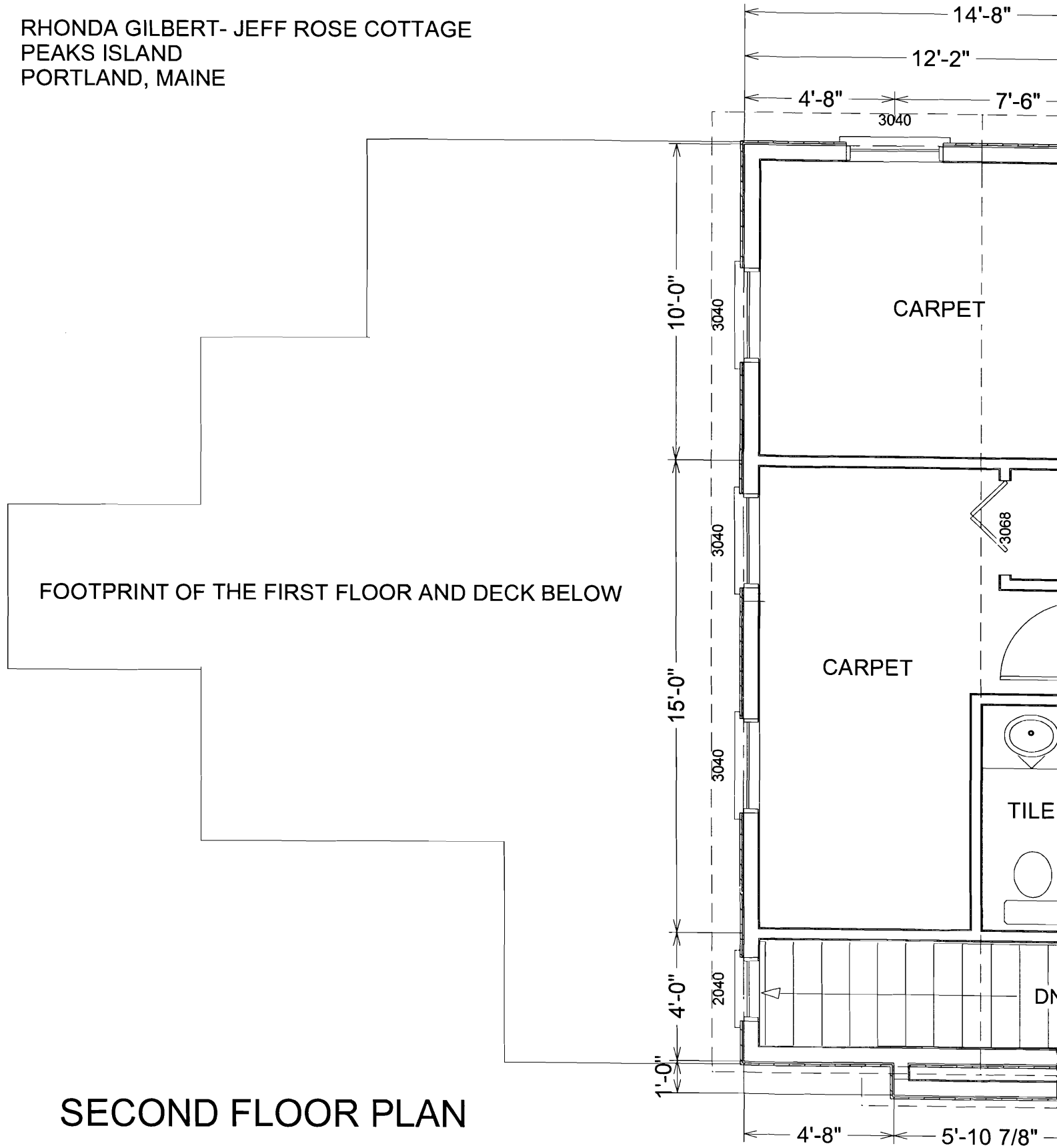
RHONDA GILBERT- JEFF ROSE COTTAGE  
PEAKS ISLAND  
PORTLAND, MAINE



# FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

RHONDA GILBERT- JEFF ROSE COTTAGE  
PEAKS ISLAND  
PORTLAND, MAINE



## SECOND FLOOR PLAN

SCALE 1/4" = 1'-0

