

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

Location of Construction: <b>Little Diamond Island</b>		Owner: <b>John Orestis</b>		Phone:		Permit No:	
Owner Address: <b>Princes Point Road, Yarmouth</b>		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: <b>George Waterman</b>		Address: <b>6 Roland Kimball Road, Freeport</b>		Phone: <b>865-3618</b>		Permit Issued:	
Past Use: <b>Vacant</b>		Proposed Use: <b>202' x 4' dock</b>		COST OF WORK: <b>\$30,000.00</b>		PERMIT FEE: <b>\$170.00</b>	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
		Signature:		Signature:		Zone: <b>IR-1</b> CBL: <b>105-J-12</b>	
Proposed Project Description: <b>Construct dock as per plans</b>				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Permit Taken By: <b>Victoria A. Dover</b>				Date Applied For: <b>March 20, 1996</b>			
				Signature: _____ Date: _____			

1. This permit application doesn't 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..

Mail permit to George Waterman

*Permit Never Issued*

**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 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

29 April 1996 - Permit Routed

6 Roland Kimball Road, Freeport 04032/865-3618/ March 20, 1996

*George Waterman*  
SIGNATURE OF APPLICANT  
George Waterman

ADDRESS:

DATE:

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Approval:

**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

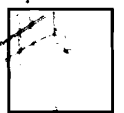
**Action:**

- Approved  
 Approved with Conditions  
 Denied

Date: *30/AVR/96*

*[Signature]*

CEO DISTRICT



*L. K. F.*

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

George Waterman  
6 Roland Kimball Road  
Freeport., ME 04032

July 5, 1996

RE: 105 -J-12, Little Diamond Island

Dear Mr. Waterman,

This letter is in response to your permit application to construct a dock over 200' in length at the above address. The permit has been on hold until we have heard from you in response to Rick Knowland's letter dated April 23, 1996. We have not received any documentation from you as was requested in that letter. I have enclosed another elevation certificate that will need to be filled out and returned to us, along with a written letter from the Army Corps of Engineers confirming whether a permit is required for this project. Please note that it is suggested that the Coast Guard also be notified of this project because of the length that it extends out.

Please let this office know whether this project is proceeding and submit the above information so that this permit can be issued. If we have no further response from you within 6 months of your original application, the application expires with no action taken on it.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Marge Schmuckal  
Zoning Administrator

cc to: P. Samuel Hoffses, Chief of Codes Enforcement  
Joseph Gray, Jr., Dir. of Planning & Urban Dev.



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

I. D. Number \_\_\_\_\_

Applicant  
John Orestis  
Applicant's Mailing Address  
Princes Point Road, Yarmouth, ME  
Consultant/Agent  
George Waterman /865-3618  
Applicant or Agent Daytime Telephone, Fax

March 20, 1996  
Application Date  
Dock/Little Diamond Isl  
Project Name/Description

Address of Proposed Site  
105-J-12  
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  Other (specify) New dock  
Proposed Building Square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning IR-1

**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"/> Single-Family Minor	<input type="checkbox"/> Other _____

Fees paid: site plan \$300.00 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer \_\_\_\_\_

Approved  Approved w/Conditions listed below  Denied

1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  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	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: Little Diamond Island



**CITY OF PORTLAND**

April 23, 1996

George Waterman  
Waterman Marine Construction  
10 South Street  
Freeport, ME 04032

Re: Little Diamond Dock

Dear Mr. Waterman:

On April 22, 1996 the Portland Planning Authority granted minor site plan and shoreland regulations approval for a dock on Little Diamond Island (assessors ref. 105-J-12) subject to the following condition(s):

1. A written letter shall be submitted from the Army Corps of Engineers confirming whether a permit is required for this project.
2. That documentation be provided to address Flood Plain Management Regulations.

The approval is based on the submitted site plan and the submitted supporting material including a letter dated 4-11-96. 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:

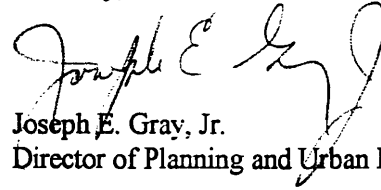
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. 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.

O:\PLAN\CORRESP\RICK\LETTERS\DOCK.WPD

3. 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 Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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  
Richard Knowland, Senior Planner  
P. Samuel Hoffses, Chief of Building Inspections  
Marge Schmuckal, Zoning Administrator  
George Flaherty, Director of Environmental/Intergovernmental Services  
Kathi Staples PE, City Engineer  
James Seymour, Acting Development Review Coordinator  
William Bray, Deputy Director/City Traffic Engineer  
Jeff Tarling, City Arborist  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
✓ Mary Gresik, Building Permit Secretary  
Kathleen Brown, Assistant Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File

**BOARD OF HARBOR COMMISSIONERS  
FOR THE HARBOR OF PORTLAND**

**Application for Permit**

1. Name of Applicant: John C. Crestis George G. Waterman
2. Mailing Address of Applicant: Princes Pt. Rd. 6 Roland Kimball Rd.  
Yarmouth, Me. 04078 Freeport, Me. 04032
3. Location of project for which permit is requested: West side Little Diamond
  - a. Please attach enlargement of Portland Harbor chart showing exact location.
4. Description of project for which permit is requested: 24' X 4' fixed pier on posts,  
chained to ledge; stairs with landing on graded, seeded embankment  
above; ramp (32' X 32"), four floating walkways (32' X 3') and a  
final float 10' X 20', all moored to ledge or buried rock.  
(use separate sheet if necessary)
5. Please attach the following:
  - a. For projects under \$10,000.00 a detailed scale drawing on graph paper.
  - b. For projects over \$10,000.00 a detailed scale drawing prepared by a registered engineer
6. All applications must be accompanied by a tax assessor's map and/or an engineer's drawing showing the distances between project and abutters' landmarks, i.e., piers, floats, dolphins, etc.
7. Please list the names and addresses of all abutters and lessees or other persons having an interest in property on which the project is located.
  - a. Theodore & Rand ETALS, Little Diamond Island, Me. 04109
  - b. Pratt S. Mason, Jr., and Carol C. JTS, 3 Storer St., Portland, Me.
  - c. St. Joseph's Convent & Hosp., 605 Stevens Ave, Portland, Me. 04102
  - d. \_\_\_\_\_ 04103(use separate sheet if necessary)
8. Estimated cost of project: \$30,000
9. For all permit applications involving projects costing more than \$10,000.00 the applicant must submit a survey certified by a registered engineer or a registered land surveyor showing the location of the proposed project. The Board may require surveys to be submitted with regard to other projects at its discretion in cases where the project is close to a channel, in a congested area, close to a property line, or where similar factors are present.
10. Please attach copies of all applications (if any) submitted with regard to this project to the Corps of Engineers, Planning Board or Department of Environmental Protection.
11. Please note that:
  - a. All applications must be submitted not less than 14 days before the Board's next scheduled hearing date.
  - b. All fees due in connection with the application must be paid at the time the application is submitted (refer to attached fee schedule).

# BOARD OF HARBOR COMMISSIONERS FOR THE HARBOR OF PORTLAND

## Application for Permit

- c. By filing this application with the Commission, the applicant certifies that he has sent or delivered a copy of the application (without exhibits) to all abutters, lessees and other persons having an interest in the property on which the project is located, not less than 14 days before the scheduled hearing, and has notified them of the hearing date.

12. If this application is approved and a permit is issued:

- a. The permit must be posted at the construction site;
- b. The permit will require that the construction project be surrounded by a containment boom unless this requirement is waived in writing by the Board of Harbor Commissioners for the Harbor of Portland;
- c. The permit may be limited by restrictions specific to the project;
- d. The permit will be subject to all applicable local and federal regulations;
- e. Nothing in the permit shall be construed to justify or authorize any invasion to the private rights of others;
- f. Nothing in the permit will limit or modify the authority of the Board of Harbor Commissioners for the Harbor of Portland within their applicable statute;
- g. The permit has an automatic expiration date of one year from the date approved unless otherwise stipulated. An extension of six months may be issued after review by the Harbor Master only if notified in advance of the expiration.

13. The following statement appears on all permits granted by the Board of Harbor Commissioners for the Harbor of Portland:

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

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

Dated: 11 March 1995

George G. Waterman  
Applicant

George G. Waterman, builder  
Name and office of person signing for applicant

Proposed Dock for John Orestis      March 1996  
Little Diamond Island

CONSTRUCTION PLAN

1. FIXED PIER, 4'x24':
  - Piling cut-offs 1.0 lb CCA grade B, arranged in four bents, placed over 1 1/8" hot rolled steel pins drilled into ledge and taut chained to other ledge pins of like kind.
  - Headers pinned with 7/8" steel.
  - Bracing in all available directions with pressure treated 4x6.
  - Walkway of pressure treated southern yellowpine, on 4x6 stringers with X-frame trussed handrails and gallow's frame; spiked and chained to headers.
  - Removeable walkway section (4'x11') in case equipment needs to traverse the shore above mean high water but below the bluffs.
    - Note: piling support system is located at +8' above mean low water and higher, and the lowest bent is doubled and splayed. This results in extreme ice resistance.
2. RAMP, 32'x32"
  - All CCA pressure treated and galvanized bolted.
  - X-frame trussed, fixed soft pivot mounted.
  - Stores on fixed walkway for winter
  - Room under for pedestrian and small equipment passage when tide permits.
3. FLOATING WALKWAY, four 4'x32' units:
  - Moored to ledge pins and buried rock in tidal zone.
  - Rests on tidal rock and mud when tide is out.
  - Seasonal; stored in Little Diamond Cove off season, along with the end float and other floats.
4. END FLOAT, 10'x20' (200 sq.ft.):
  - Fixed pivoted to floating walkway.
  - Fendered and fender posted for safe berthing of small boats.
  - Not in navigable waters: outer end of system is in c.2' water at mean low water. Boats will touch on soft mud at extreme low water.
5. STAIRS AND LANDING, c.16' on c.7 to 12 slope; 6'x6' landing to break the fall:
  - Following specific recommendation of DEP, the slope is to be hand groomed, seeded and erosion control mulched in the nearby surrounds of the stair to assure the stability of the slope even though the stair installation is to be done by hand.
  - Trussed handrails, driven support posts, but also hung at the top by synthetic cable from a driven treated deadman post.



**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:		George G. Waterman		Name of Owner:		John Urestis	
Mailing Address:		6 Roland Kimball Rd.		Town/City:		Freeport	
State:	Me.	Zip Code:	04032	Daytime Telephone No. (include area code)		207 865-3618	
Name of Wetland, Water Body or Stream:				Casco Bay, west side Little Diamond			
Detailed Directions to Site:				By boat go NE along W. shore to last major undeveloped lot, east of boat house & cyclone fence. By land follow westerly road N to last lot on L. (west) side			
Town/City:	Portland	Map #:		Lot #:		County:	Cumberland
Description of Project: 24' X 4' fixed pier on posts, chained to ledge; stairs with landing on embankment above; ramp (32' X 32"), four floating walkways (32' X 3") and a final float 10' X 20', all moored to ledge or buried rock.							

(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 & Pillars |
| <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:	<i>George G. Waterman</i>	Date:	14 Febr. 1996
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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.**

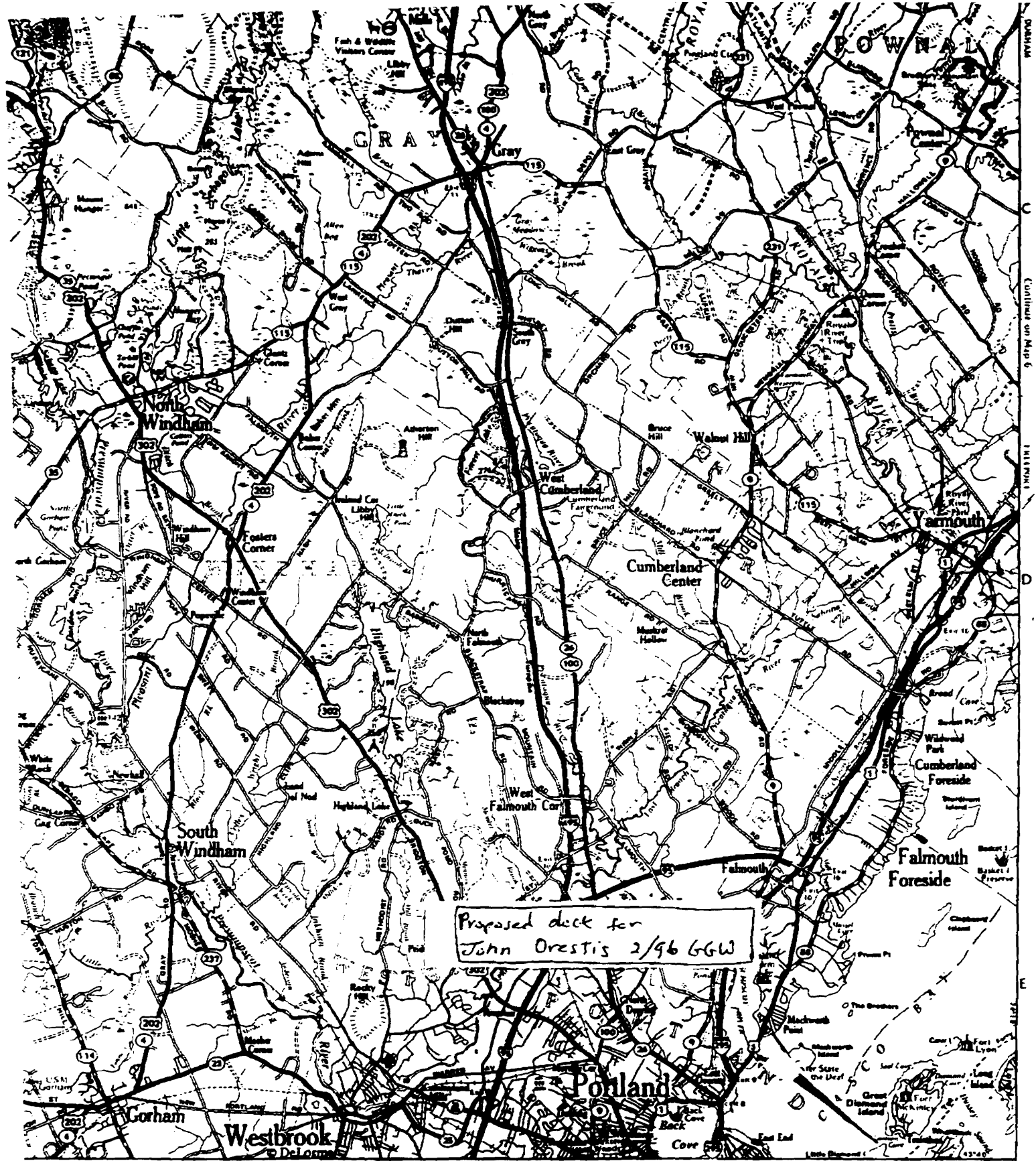
AUGUSTA DEP  
 STATE HOUSE STATION 17  
 AUGUSTA, ME 04333-0017  
 (207)287-2111

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

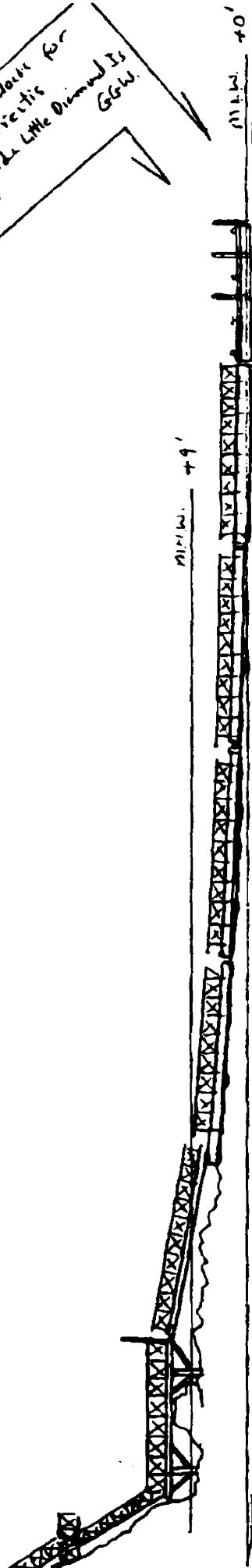
BANGOR DEP  
 106 HOGAN ROAD  
 BANGOR, ME 04401  
 (207)941-4570

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

OFFICE USE ONLY	Ck.#		Staff	Staff	
PBR #	FP	Date	Acc. Date	Def. Date	After Photos
			<i>SCF</i>		
			<i>2/14/96</i>		

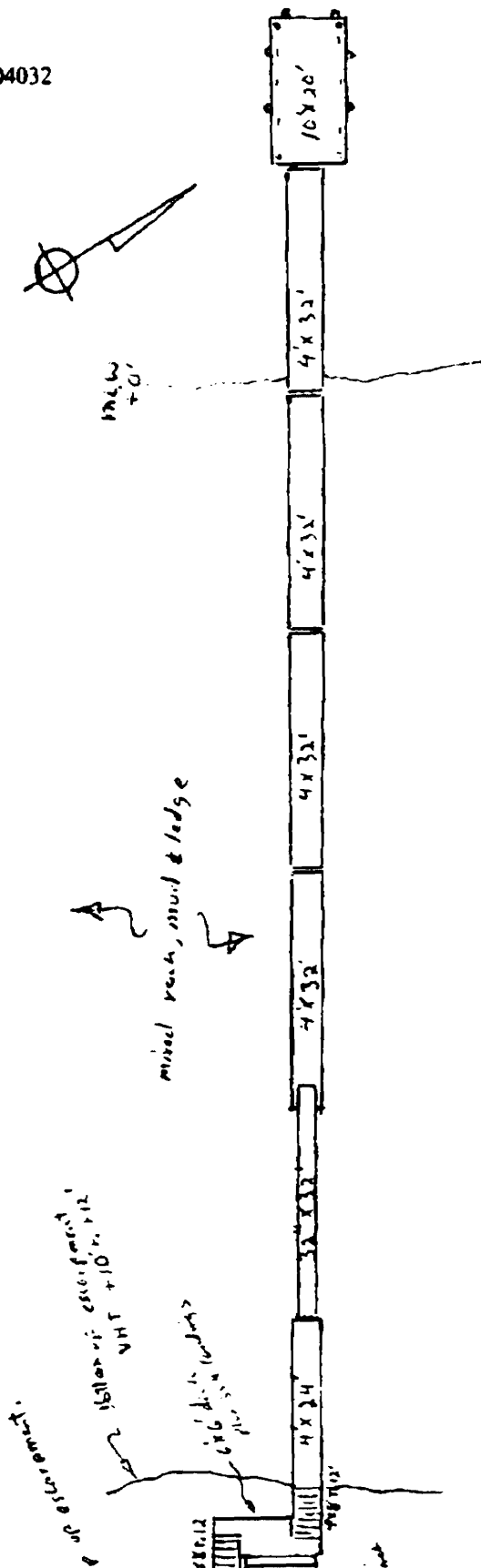


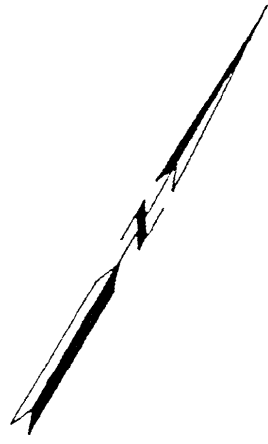
Proposed dock for  
John Orestic  
New Sills Little Diamond Is.  
GGW



George G. Waterman  
6 Roland Kimball Road • Freeport, Maine 04032  
(207) 865-3618 • Mobile: 776-0251

Profile  
Scale 1" = 24'  
Plan





Prca  
J.S.  
←

