

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

Location of Construction: ISLAND Ave CLIFF ISLAND, PORTLAND, ME		Owner: JOSEPH BENNETT	Phone: 1-407-539-1891	Permit No: 010047
Owner Address: 232 OSCAEOLE CIRCLE		Lessee/Buyer's Name:	BusinessName:	
Contractor Name: BELL DEVELOPEMENT CORP.		Address: 35 VAL HALLA ROAD, CUMBERLAND, ME 04021		Permit Issued: JAN 17 2001
Past Use: SINGLE FAMILY		Proposed Use: SINGLE FAMILY	Phone: 829-6486	
Proposed Project Description: RECONSTRUCTION OF BUILDING; REPAIR 1ST & 2ND LEVELS <i>with new porches to be added</i>		COST OF WORK: \$100,000.00	PERMIT FEE: \$624.00	Zone: IB CBL: 109B-F-002 109B-F-002
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group 3 Type 5B BOCAG Hill Signature: <i>[Signature]</i>	
Permit Taken By: GAYLE		Date Applied For: JANUARY 10, 2001	Zoning Appeal <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	

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..

Don Bellanger

***CALL 207-829-6486

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: JANUARY 10, 2001	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

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

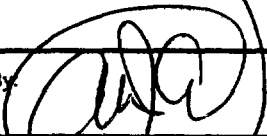
THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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: Island way, Cliff Island Portland, Maine

Tax Assessor's Chart, Block & Lot Number Chart# <u>109B</u> Block# <u>F</u> Lot# <u>2</u>	Owner: <u>Joseph Bennett</u>	Telephone#: <u>1-407-539-1891</u>
Owner's Address: <u>232 Osceola Circle Winter Park, FL 32789</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$100,000</u> Fee: <u>\$624.00</u>
Proposed Project Description: (Please be as specific as possible) <u>Reconstruction of Building - Gut old building Repair 1st + 2nd levels, (Remove)</u>		
Contractor's Name, Address & Telephone: <u>Bell Development Corp. (Don Belzinger) 35031 Hall's Road, Cumberland, Maine 04021 (207-829-6486)</u> Rec'd By: 		

CALL WHEN READY

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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks


4) Building Plans (Sample Attached)

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:  Date: 1-9-01

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

BENNETT PROPERTY

DATE: 1/7/2001

GENERAL CONTRACTOR: BELL DEVELOPMENT CORPORATION Tel #s Office - 829-6486

35 Val Halla Road
Cumberland, Maine 04021
Cel - 831-5622

Fax - 829-8019

PROJECT: RECONSTRUCTION OF JOSEPH BENNETT PROPERTY
ADDRESS: ISLAND WAY, CLIFF ISLAND, PORTLAND, MAINE

INFORMATION ABOUT THE HOUSE

EXISTING AFTER RECONSTRUCTION

DIMENSIONS 30' X 24' 30' X 24'

FOUNDATION NO NO

(House sets on ledge and on posts)

SQUARE FOOTAGE 1,960 2,143

% CHANGE 9%

CUBIC FOOTAGE 14,092 17,149

%CHANGE 22%

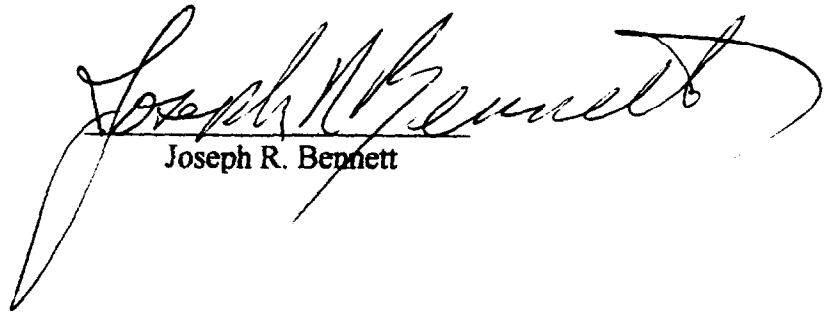
TAX ASSESSORS: CHART: 109-B BLOCK: F LOT - 2
ZONING DISTRICT: 1-B Island Business
SET BACKS: CODE ACTUAL AFTER RECONSTRUCTION

FRONT 20'	FRONT 5.3'	FRONT 5.3'
SIDES 10'	SIDES 10.9'	SIDES 10.9'
SIDES 10'	SIDES 16.25'	SIDES 10.25' from edge of porch
REAR 10'	REAR 59.0'	REAR 53.0'

December 12, 2000

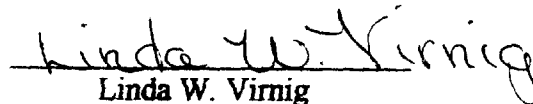
TO WHOM IT MAY CONCERN:

I, Joseph R. Bennett, acting on my own free will, give my authorization for Don Belanger, 35 Val Halla Road, Cumberland, Maine, to act as my agent for the purpose of applying for building permits. This authorization would include any other permits appropriate pertaining to my property located on Island Avenue, Cliff Island, Maine.


Joseph R. Bennett

State of Florida
County of Orange
Date

Joseph R. Bennett, 232 Osceola Court, Winter Park, Florida, personally appeared before me and has, of his own free will, granted the above authorization to Don Belanger.


Linda W. Virnig
Notary Public



Linda Virnig
MY COMMISSION # CC863025 EXPIRES
August 12, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

LAND USE - ZONING REPORT

ADDRESS: Island Ave, Cliff Island DATE: 1/17/01

REASON FOR PERMIT: reconstruction of existing single fam - re-adding old Deck & entry way

BUILDING OWNER: Joseph Bennett C-B-L: 109B-F-002

PERMIT APPLICANT: Don Belanger

APPROVED: with conditions: #1, #6, #9, #10, #12

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of ^{revised} plans submitted. Any deviations shall require a separate approval before starting that work. *Discussions with contractor concerning 2nd kitchen to be eliminated at ground level.*
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: The added deck shall not be closer to the street line than the existing bow window. The Code Enforcement Officer shall be checking this detail

Marge Schmuckal
Marge Schmuckal, Zoning Administrator

Applicant: Don Bellanger

Date: 1/16/01

Address: Island Way Cliff Island

Case #: 109B-F-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing

Zone Location - IB Zone

Interior or corner lot -

Proposed Use/Work - remain A single fam.

Sevage Disposal - hooking up to an existing common system

Lot Street Frontage -

Facing Water Front Yard - 20' req - 35' shown

Facing Street Rear Yard - 10' req - 10' shown revised 1/17/01 - new added deck

CEO should check Side Yard - 10' req - 10.9' shown at closest

conversation with Don Bellanger
The steps toward the street are OK if they do not go beyond the bay window

Projections - deck around the front & side

Width of Lot -

Height - 35' max allowed - just under the existing

35	sh		
24		30	720
27	x	15	= 405
16	x	35	= 560
6	x	22	= 132
			<u>370</u>

Lot Area - 5400[#] per assessment

Lot Coverage Impervious Surface - 50% of 2700[#] MAX

ok 2465[#]
1062[#]

Area per Family -

Off-street Parking - exist.

Loading Bays - N/A

NO 2nd etcher on ground floor
will be removed by Don Bellanger

Site Plan -

Shoreland Zoning Stream Protection -

within, but IB Zone is exempt from
The 75' setback from HWM
14-449
from the centerline of the street
using the method of measuring

Flood Plains - Bldg is outside

Panel 10 - Zone C

BUILDING PERMIT REPORT

DATE: 11 January 2007 ADDRESS: Island Ave. Cliff Island CBL: 109-BF-002
REASON FOR PERMIT: Re Construction of Bldg. repairs 1st & 2nd floor.
BUILDING OWNER: Joseph Bennett

PERMIT APPLICANT: CONTRACTOR Bell Development Corp.
USE GROUP: B-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 100,000 PERMIT FEES: 624.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1 *2 *4 *6 *9
*11 *13 *14 *15 *19 *26 *27 *28 *29 31 *32 *33 *34 *35 *32 *35

1. 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) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. 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
4. 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
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. 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.
8. 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. 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
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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)
12. Headroom in habitable space is a minimum of 7'0". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. 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)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. 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)

- *19. 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/1999), 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
- 20. 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)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. 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".
- 25. 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 the Division of Inspection Services.
- *26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. 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).
- 30. 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)
- 31. Please read and implement the attached Land Use Zoning report requirements. *see attached*
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. All flashing shall comply with Section 1406.3.10.
- 36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- 37. ~~Permit NO. 601006 is void -~~
- 38. ~~External plbg. permits shall be obtained -~~

A.A.H.A.

[Signature]
 P. Samuel Hoffes, Building Inspector
 cc. Lt. McDougall, PFD
 Marge Schmuuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

Proof of Ownership Deeds

ARTHUR & VIVIAN GRIFFIN

VIVIAN DIED WITHOUT WILL BEING SOLE OWNER

$\frac{1}{3}$ ARTHUR

$\frac{1}{3}$ GLADYS

$\frac{1}{3}$ WAYNE & EDNA

ARTHUR DIED WITHOUT WILL

$\frac{1}{2}$ GLADYS

$\frac{1}{2}$ WAYNE & EDNA

WAYNE DIED WITHOUT WILL (NO CHILDREN)

$\frac{3}{4}$ GLADYS

$\frac{1}{4}$ EDNA

GLADYS DIED LEAVING HER SHARE TO JOSEPH
BENNETT

JOSEPH BOUGHT EDNA'S SHARE

JOSEPH NOW OWNS WHOLE PARCEL.

35023
Quit-Claim Deed
(with covenant)
(Maine Statutory Short Form 3)

111

I, ~~Walter Griffin~~, of Portland, Cumberland County, State of Maine, (being unmarried), for consideration paid, grant to ~~Walter Griffin~~ BENNETT, of Lansing, Ingham County, State of Michigan, with Quitclaim covenant the land in Cliff Island Cumberland County, Maine:

All my right, title, and interest in a certain lot or parcel of land with the buildings thereon, situated on Cliff Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Commencing at a stake on the southeasterly shore of said Cliff Island, which stake is sixty (60) feet, more or less, southwesterly from land of Walter Griffin, said stake being the southeasterly boundary of land of Ellen McKeen; thence from said stake ninety (90) feet, more or less, northwesterly to the City road; thence northeasterly sixty (60) feet, more or less, to land of Walter Griffin; thence ninety (90) feet, more or less, southeasterly to the sea-shore; thence sixty (60) feet, more or less, southwesterly to the point of beginning.

Being the same premises conveyed by Arthur E. Griffin to Elsie E. Griffin by warranty deed dated August 11, 1909 and recorded in the Cumberland County Registry of Deeds in Book 845, Page 10 and the same premises acquired by Gladys V. Griffin and Wayne E. Griffin as the only heirs at law of Elsie E. Griffin and Arthur E. Griffin, their parents. The herein Grantor's interest derived as the widow of the said Wayne E. Griffin who died intestate April 23, 1973.

~~Witness my hand and seal this~~


~~of the County of Cumberland, State of Maine, on this day of December, 1977.~~

Witness my hand and seal this

28th day of December, 1977.

In presence of:

[Signature]

Edna Luella Griffin 

State of Maine
County of Cumberland

December 28, 1977

Then personally appeared the above named Edna Griffin and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]

Notary Public Attorney at Law

DEC 28 1977

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 4:10 P.M. and recorded in

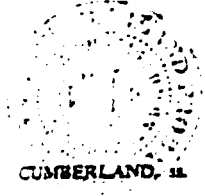
BOOK 4134 PAGE 111

Register



16779

Abstract of the Will of
GLADYS VIVIAN GRIFFIN



STATE OF MAINE

CUMBERLAND, ss.

Portland,

July 3, A. D. 19 73

PROBATE OFFICE

I, WILLIAM B. HUGHES, Register of the Probate Court for said County of Cumberland hereby certify,

that
the last Will and Testament
of Gladys Vivian Griffin late of Portland
deceased,
was proved, approved and allowed by the Judge of Probate for said County of Cumberland at a Court
held at Portland, on the third day of
July A. D. 19 73; and that the following is a true copy of so much of said
Will as devises Real Estate in the County of Cumberland
aforesaid:

THIRD: I hereby give, devise and bequeath the real estate
and buildings which I own located on Cliff Island, Portland,
Maine, together with the contents therein (except paintings),
to DR. JOSEPH ROBINSON BENNETT of Windham Center, Maine, in
accordance with the wishes of my father, who had the house built
and paid for it, *In the event Dr. Joseph Robinson Bennett predeceases me
then I give devise and bequeath the real estate to Edison Bennett
of Windham Center.*

Handwritten note:
Windham Center, Me.

SIXTH: All the rest, residue and remainder of my estate
of every nature and description, including Lots 13, 14, and 15C
located in Hanson Acres, Sanford, Seminole County, Florida,
and 53.110 shares of Enterprise Fund, Inc. and 79.997 shares

of ~~the~~ ^{the} Shareholders Trust of Boston, I hereby give, devise and bequeath as follows, after being liquidated by sale by my Executor named hereinbelow: one-half (1/2) of the residue of my said estate to RICHARD ORRISON, Director, Campus Laboratory School, Andrews University, Berrien Springs, Michigan; and the remaining one-half (1/2) of the residue of my said estate to PAUL E. MacVANE, JR. of Cliff Island, Portland, Maine. In the event either of the beneficiaries herein predecease me, then the entire residue of my estate I give, devise and bequeath to the surviving beneficiary.

SEVENTH: I nominate and appoint JOHN N. KELLY of Durham, Maine, Executor of this Will, and if he is unable or unwilling at any time to act as such, I nominate and appoint HARRY ZIMMERMAN Executor in his place and direct that no bond be required of either of them in said capacity.

I authorize and empower my Executor, without license of Probate Court, at public or private sale, not only to pay debts of my estate but also for the more convenient distribution of my said estate, to sell any or all of my real or personal estate, to retain and hold any property which is part of my estate without obligation to dispose of it, and to make distribution in cash or in kind or partly in each.

Witness my hand and the seal of the Probate Court for said County of Cumberland the day and year first above written.

 Register.

JUL 18 1973

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 2 55 P.M. and recorded in

BOOK 3430 PAGE 159 W. B. Kelly Register

To have and to hold the abovegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Maine Savings Bank, its successors and assigns, their heirs and assigns forever, to their use and behoof forever. And we the said Grantor(s) do covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the granted premises; that they are free from all incumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

Further Herewithin, that if the said Grantor(s), their heirs, executors or administrators shall pay to the said Grantee, its successors or assigns, the sum of Twelve Thousand Dollars (\$12,000.00).

in accordance with the terms of a certain note of even date herewith or any renewal or extension thereof and shall remain obligated to the said Grantee, its successors and assigns, until the same is paid in full.

Furthermore, the said Grantor(s) do covenant with interest on such indebtedness as agreed upon, and if not agreed upon as set by law, and while any such indebtedness is outstanding shall pay all taxes, assessments, and claims for which liens superior to this mortgage may be placed on the granted premises, to whomsoever laid, billed or assessed, and shall keep the buildings and improvements thereon insured against fire and other casualty payable to, and in manner and amount satisfactory to, Grantee, its successors and assigns, and shall repay to said Grantee, its successors and assigns, on demand all sums they may pay for taxes, assessments, superior lien claims, insurance, reasonable repairs, maintenance and improvements upon said premises, whether necessary or not, and all expenses, if any incurred, of foreclosure of this mortgage, together with reasonable counsel fees with interest on said sums as aforesaid, all of which sums to be included under the security of this mortgage, and shall not commit nor suffer any strip or waste of the granted premises, nor commit any breach of any covenants or agreement herein contained, then this deed as also all said indebtedness shall be void, otherwise shall remain in full force and effect. Upon breach of any covenant or agreement herein contained or contained in any evidence of indebtedness above described, the Grantee, its successors and assigns, may declare all indebtedness secured by this mortgage due and payable at once regardless of the terms of any such indebtedness not then in default.

Provided, further, that it is an additional covenant of the Grantor(s) herein for breach of which foreclosure may be claimed and for breach of which all indebtedness secured hereby may be declared due and payable at once, that title to the within described mortgaged premises shall not pass from Grantor(s), or from any subsequent title holder(s), either voluntarily or involuntarily. This covenant shall continue until all indebtedness and obligations secured hereby are satisfied, and permission given, or election not to foreclose or accelerate said indebtedness by Grantee, its successors or assigns, as to any such transfer, shall not constitute a waiver of any rights of Grantee, its successors or assigns, as to any subsequent such transfer of title as to which this covenant shall remain in full force and effect. The term title as used herein shall mean the estate of the Grantor(s) subject to the lien of this mortgage.

Provided, further, that if the Grantor herein is a corporation, the Grantee, its successors and assigns, shall have The Statutory Power of Sale in addition to any other remedies for breach of any covenant, condition or agreement herein contained.

In Witness Whereof, We, Joseph Bennett and Judith Bennett, being husband and wife, respective

joining in this deed as Grantor(s) and relinquishing and conveying our rights by descent and otherwise in the granted premises, have hereunto set our hand(s) and seal(s) this 23rd day of August our in the year of our Lord one thousand nine hundred and Seventy-eight

Signed, sealed and Delivered in presence of
Carmen P. Carson
to Both

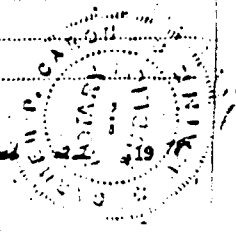
Joseph Bennett
Judith Bennett

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

Personally appeared the above-named Joseph R. Bennett and acknowledged the above instrument to be his free act and deed. Before me,

Carmen P. Carson
Notary Public

My Commission Expires May 3, 81



STATE OF MAINE
CUMBERLAND, ss. REGISTRY OF DEEDS
Received at 9:37 AM on AUG 24 1978 and recorded in
Book 499 Page 137
LEONARD RUBINOFF DEPUTY Register

Discharge

Book 8398
Page 279

25166

Know All Men by These Presents, that

We, Joseph Bennett and Judith Bennett, both of Cliff Island, County of Cumberland and State of Maine,

In consideration of Twelve Thousand Dollars (\$12,000.00) dollars, paid by the Maine Savings Bank, a corporation established by law, at Portland, in the County of Cumberland, and State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Maine Savings Bank, its successors and assigns forever

A certain lot of land situated on said Cliff Island bounded and described as follows namely;- Commencing at a point or stake on the southeasterly shore of said Cliff Island, which point is sixty (60) feet more or less, Southwesterly from land of Walter Griffin, said point being the Southeasterly boundary of land of Ellen McKeen, thence from said point ninety (90) feet more or less northwesterly to the city road, thence northwesterly sixty (60) feet more or less, to land of Walter Griffin, thence ninety (90) feet more or less, southeasterly to the sea shore, thence sixty (60) feet more or less, southwesterly to the point of beginning. Being the same premises conveyed to us by George H. Griffin et als, by deed dated January 21st 1907, and recorded in Cumberland Registry of Deeds in Book 798 page 460.

A COST PLUS CONSTRUCTION CONTRACT FOR BUILDING RESIDENCE

ISSUE DATE 12-29-00

Agreement made this 2nd day of January, 2001 by and between the Bell Development Corporation, a Maine Corporation with a mailing address of 35 Val Halla Road, Cumberland, Maine 04021, and a legal address of 35 Val Halla Road, Cumberland, Maine, (herein "contractor"), and Joseph R Bennett, whose mailing address is 232 Osceola Circle, Winter Park, FL 32789 (herein "Owner or Buyer").

Owner agrees to purchase and Contractor agrees to build

RECONSTRUCTION OF RESIDENCE BY CONTRACTOR FOR OWNER

1. That the "Contractor" and the "Owner", in consideration of the mutual covenants and promises contained herein, and intending to be legally bound hereby, agree as follows:

(a) Scope of the Work. The Contractor shall furnish all of the material and perform all of the work for the reconstruction of a single family residence at Island Avenue, Cliff Island, in the City of Portland, State of Maine, as shown on the As-built and Reconstruction prints for the house (dated, _____) and also described in the Specifications entitled "Specification Sheets" dated 12/29/00 compiled by Woodhouse Bell, attached hereto as Exhibits A and B, and made part hereof by reference. Which plans and specifications are identified by the signatures of the parties hereto, are attached hereto and are hereby incorporated into this agreement. When and if discrepancies exist between Plans and Specifications, Specifications take Precedent.

(b) Time of Completion. The work shall be commenced and completed as follows: work shall commence within thirty (30) days of the day the City of Portland issues a building permit and shall be Substantially Complete (as hereinafter defined) within 210 days of the that day.

(c) Contract Sum. The Owner shall pay the Contractor for the performance of the construction of the residence subject to the additions and deductions provided therein in current funds, a sum equal to

One Hundred and Ten Percent (110%) of the Actual Construction Costs.

Based on the quantity and quality of construction specified in Exhibits A, and B, of this contract the estimated Contract Sum is

Two Hundred Thousand Dollars, (\$200,000.00).

The aforementioned estimated contract sum is an Estimate based on information available to the contractor at the time of the signing of this contract. Evaluations of the buyers projected budget and cost estimates by the contractor represent the contractors' good faith estimates. It is recognized However, that neither the Contractor nor buyer has control over the cost of labor, materials or equipment, over subcontractor's methods of determining bid

prices or other competitive bidding or negotiating conditions. Accordingly the contractor cannot and does not warrant or represent that the actual construction costs will not vary from the estimated cost of construction as established herein. No fixed limit of construction costs is established hereunder by the furnishing, proposal, or establishment of the estimated contract sum here and before set forth. Any changes, additions, omissions, and or amplifications may cause the final contract sum to exceed the estimated contract sum and these are the responsibility of the Owner.

The aforementioned Estimated Cost of Construction also includes all Permits, Licenses, Inspection Costs, Professional Service Fees, Engineering and Design fees, Transportation fees, Insurance costs and Utility Hookup Fees, which Contractor shall be responsible to obtain and pay for, as part of said Contract.

(d) Progress Payments. The Owner shall make payments on account of the contract, upon requisition by the contractor as follows: An initial down payment equal to 33% of the original estimated Contract Sum. Thenceforth all requisitions shall be accompanied by copies of invoices or documentation identifying all of the Actual Costs for Construction for the previous requisition period. The remaining requisitions for payment shall be as follows: the second and third requisitions for payment shall be for 31% of the total estimated Contract Sum including any increases or decreases resulting from change orders, the forth requisition for payment shall be for the remainder of the actual cost of construction. Final Payment shall be due upon Substantial Completion.

Payments shall be made as follows: not later than seven (7) days following the end of each period covered by the application for payment, one hundred and ten percent (110%) of the Indicated Cost of Construction properly allocable to labor, materials, equipment, and services incorporated in the work. (The Woodhouse Bell Requisition for Payment form 101cp shall be used to record these transactions - See Exhibit C.)

(e) Acceptance and Final Payment. Upon receipt of written notice that the work is ready for final inspection and acceptance, and upon receipt of final application for payment, Owner and/or Owner' financial institution shall promptly make such inspection and when the work is found to be Substantially Complete, final payment shall be due. "Substantial Completion" shall be defined as completion of construction with only those items capable of being listed on an 8 1/2" by 11" sheet of paper as a punch list remaining to be completed. Notwithstanding the foregoing, if the Owner occupies the Premises then Owner and Contractor agree that on the date of occupancy, Final Payment, shall be made.

(g) Change Orders. All Change Orders shall be issued in writing and shall be signed by both Owner and Contractor. Owner and Contractor shall execute all Change Orders which Change Orders shall state thereon the increase or decrease of the Construction Contract amount, and Construction Contract Time prior to Contractors Implementation of each Change Order, which Change Orders shall be attached to this Contract and made a part thereof. (All Change Orders shall be issued on the Woodhouse Bell standard Change Order Form 102co- See Exhibit D.

(h) Lien Waivers. Notwithstanding the hereinbefore paragraph entitled "Acceptance and Final Payment", neither a progress payment nor any final payment shall be due until Contractor has delivered to Owners or Owners' financial institution a "General Contractor's Affidavit And Conditional Lien Waiver" signed by Contractor. (All Lien Waivers shall be issued on the Woodhouse Bell standard Lien Waiver Form 103lw - See Exhibit E)

(i) Warranty. The Contractor warrants to the Owners that the work will be free from faulty materials and that all materials and equipment furnished under this contract shall be new unless otherwise specified, and that all work shall be of good quality, and in conformance with the Contract Documents. If, within one year after the date of completion of the work, or within such longer periods of time, as may be prescribed by law, any of the work is found to be defective or not in conformance with the Contract Documents, the Contractor shall correct same promptly after receipt of written notice from Buyer to do so, unless the owners have previously given Contractor a written acceptance of such condition.

(j) Insurance. The Contractor shall purchase and maintain such insurance as is customary for projects of this nature, including Builders' Risk insurance with Property and Liability Coverage, and Workers Compensation Insurance shall be carried by all subcontractors. Owners' shall be responsible for purchasing and maintaining their own Liability Insurance; and, at their option, may purchase and maintain such insurance as shall protect them against claims which may arise from the operations under the Contract.

(k) Cleaning up. The Contractor, at all times, shall keep the premises free from accumulation of waste materials or rubbish caused by its operations. At the Completion of the work, the Contractor shall remove all its waste materials and rubbish from and about the project, as well as all its tools, construction equipment, machinery and surplus materials.

(l) Resolution of disputes. If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

(1) Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences (____); or

(2) Nonbinding arbitration, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences (____);

(3) Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision (____). If the buyer/contractor shall refuse to comply with this section of the contract (Resolution of disputes) or refuse to comply with the findings of the dispute settlement, the buyer/contractor may commence proceedings at law to recover damages or other rewards. If a final judgment is rendered against the buyer/contractor, the buyer/contractor agrees to pay all reasonable costs, including attorney's fees, incurred in the prosecution of said claim.

NOTICES

2. Any notice provided for hereunder shall be in writing and shall be given by certified or registered mail, return receipt requested, and if intended for the Contractor, addressed to the Contractor at:

c/o Don Belanger
35 Val Halla Road
Cumberland, Maine 04021

and if intended for the buyer, addressed to owner at:

Joseph R. Bennett
232 Osceola Court
Winter Park, FL 32789-2437

or such other addresses as either party may, from time to time, by notice as aforesaid, designate. Notices shall be deemed given when deposited in the United States Mail, postage prepaid.

SUBSEQUENT EVENTS

3. From and after the date hereof Contractor shall give prompt written notice to Buyer of any notice received by Contractor or the occurrences of any event which would, or with the passage of time, prevent the Contractor from performing its obligations hereunder or which would constitute a breach of warranty or representation. Contractor shall promptly use its best efforts to correct, cure or eliminate any of the same.

CONSTRUCTION

4. (a) This agreement is transmitted for examination only and does not constitute an offer to purchase and this agreement shall become effective only upon execution thereof by the parties hereto or their duly authorized representatives. This instrument shall not be modified in any way except by writing subscribed to by the parties.

(b) The marginal notes used as headings for the various provisions of this agreement are used only as a matter of convenience for reference and are not to be considered a part of this agreement or to be used in determining the intent of the parties to this agreement.

(c) This agreement represents the entire agreement of the parties and all prior negotiations and representations not herein expressly contained shall be of no force and effect.

(d) This agreement and all the covenants, terms and conditions herein contained shall be binding upon and inure to the benefit of their respective successors and assigns.

(e) This agreement shall be governed and construed according to the laws of Maine, may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same contract.

(f) Except as otherwise provided herein all rights, powers and privileges conferred hereunder upon Buyer and Contractor shall be cumulative and not restrictive to those given by law.

(g) The failure of either party to exercise any power hereunder or to insist upon strict compliance by the other party and no custom or practice of the parties in variance with the terms hereof shall constitute a waiver of such party's right to demand exact compliance of the terms hereof.

EXECUTED under seal the day and year first above written.

Veronica Baker

Witness

Witness

Owner

Joseph Bennett

Owner

Owner

Contractor

Bell Development Corp.

BY: *Frank Burg*

Its President

Witness

DJB

EXHIBIT B

Date:

12/29/00

SPECIFICATION SHEET
FOR THE RECONSTRUCTION OF HOME
ON CLIFF ISLAND FOR
JOSEPH AND PATRICA BENNETT

DESIGN/STYLE - Cape/Cottage Total square feet of living space 2052.
House: Overall square feet: (First level 660), (Second level - 720), (Third level - 672)
Roofline Pitch 12/12 .
Garage: None

~~~~~  
SITE WORK

1. LEDGE REMOVAL

- 1. As needed blast and remove ledge within footprint of house.
  - 2. As needed blast and remove ledge for utility trenches, - well line, and sewer line, septic tank and pump station, water runoff away from house
- Note: Ledge removed from these locations will be used for fill around and under house.

2. Excavation:

- a) Install water, sewer and drain lines.
- b) Backfill around house with sand as needed.
- c) Fine Grade - Spread 4" of loam over disturbed areas around house.

3. FOUNDATION/FOOTINGS:

- a) Replace or provide concrete block footings/piers as needed.

~~~~~  
~
WASTE DISPOSAL

- 2. 1000 gal. One piece, water tight, plastic 1000 gal. concrete tank.
- 3. Chlorinator contact unit (Superior concrete model K-1900 or equal)
- 4. Pump Station (Superior Concrete model 3155A tank with Barnes model SE411 pump)

As Designed by Albert Frick Associates, Inc. and dated 10/04/00

~~~~~  
~  
WATER SYSTEM

- 1. Provide and Install - Pump, Water line and Expansion tank for existing well.

## EXTERIOR CONSTRUCTION

1. SILLS - Remove rotted sills and replace with laminated pressure treated beams as required.
5. Replace all rotted or damaged exterior wall studs and sheathing as required.
6. Headers – Install headers over all doors and windows using laminated 2x6, 2x8, or 2x10/plywood as required.
7. Install new Double Hung and Casement Windows. Windows to be Pella Pro Line Low E with Argon.
5. Exterior Doors to be insulated steel.
8. Existing Roof to be removed down to 3<sup>rd</sup> level deck and replaced with a raftered roof system, spaced at 16" o.c. as defined on plans.
7. 1/2" CDX plywood sheathing on roof.
8. Ventilation at ridge and soffits as shown on plans.

---

## INTERIOR CONSTRUCTION

1. Kiln Dried/S-Dry Spruce Lumber.
2. Main carrying beams - Steel or sight constructed 6"x 10" wood laminated.
9. Floor joists, 2" x 8" SPF @ 24" o.c. staggered between existing 2" x 6" floor joists. Damaged or rotted existing floor joists to be replaced with 2" x 8" floor joists.
10. 3/4" T&G UL Plywood subfloors to be placed over existing 1" x 6" board subfloors. all glued and nailed. Felt paper to be placed between sub floors.
5. Underlayment, 3/8" or 5/8" ul plywood or 1/4" Luan or Structure Board as required.
6. 1/2" Sheetrock walls, ceilings, moisture resistant where needed; 5/8" Sheetrock where required by fire code.
7. Stair stringers 2x12 Spruce S-Dry.
8. Ceiling heights – 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> levels - @ approx. 8' 0" to 9' 0".

---

## ENERGY SAVING FEATURES

1. Tyvek or equal sheathing on exterior walls.
  2. Friction fit fiberglass and structure board Insulation: walls-R19, flat ceilings-R38. Slopes R-32
  3. Insulated steel exterior doors.
  4. Insulated Low E double hung and casement windows.
-

## FIREPLACE, AND CHIMNEY

1. One single flue internal metal chimney to service the main boiler.
2. Direct Vent Gas Fireplace to be placed on exterior wall of living room in its own enclosure. Fireplace to be Heatilator "Caliber" GCDC36.

## PLUMBING

1. Double bowl stainless steel sink in kitchens.
  2. Sinks in all baths to be vitreous china self rimming drop in style.
  3. Toilets to be vitreous china water saver type.
  4. Single lever (Delta) faucets in baths and kitchen.
  5. Two (2) exterior faucets.
  6. Unibody fiberglass tub and shower units.
  7. Bath fixtures in white color.
  8. Copper and Cross-linked Polyethylene piping for domestic water .
  9. PVC waste lines.
- 

## HEATING

1. Three Zone Hot water base board heating system.
  2. Burnham or Weil-McLain boiler/burner, Contractors choice with 250 gal. oil tank.
  3. Copper and Cross-linked Polyethylene piping.
- 

## LIGHTING AND ELECTRICAL

1. Utilities to be brought to house by overhead lines from utility pole at street.
2. ELECTRICAL
  - a. Electrical service - 200amp, with circuit breakers and located in furnace room.
  - b. Two telephone and cable TV jacks.
  - c. Hard wired smoke detectors on all levels and in all bedrooms.
  - d. Dishwasher hookup - contractor to install dishwasher provided by customer
  - e. Ground fault circuits in bathrooms, kitchen counters, and 2 exterior receptacles.
  - f. Two computer jacks.
3. LIGHTING
  - a. Overhead light wiring for all bedrooms.
  - b. Fan/Light with night light in all baths. Functions switched separately, all fans vented to the outside.
  - c. Lighting fixtures to be selected by customer and installed by contractor.  
All lighting costs to be charged towards the lighting allowance except closet lights.
  - d. Outside light at each entrance door - fixtures part of lighting allowance.

- e. Closet lights included in all bedroom closets
- f. Dimmer switches included in dining areas.

## EXTERIOR FINISHES

1. A grade Rustic Cedar Siding,
2. Exterior trim Pinelock pre primed 1x 6", 5" & 4" with a brickmold or similar cap on all windows
3. Painting/Staining
  - a. Clapboards: Two coats solid body stain - Color yet to be determined
  - b. Trim: Two coats solid body stain - Color yet to be determined
4. Architectural grade OCF Oakridge II twenty-five year roof shingles.
5. Porches to be made of Pressure treated SYP.

## INTERIOR FINISHES

1. Allowances:
  - a) Lighting - \$0.40/sqft.  
\$820.00
  11. Allowance for Installed Flooring
 

|          |                  |             |
|----------|------------------|-------------|
| Hardwood | 1767 sq/ft       |             |
|          |                  | \$12,962.00 |
| Carpet   | @ \$20.00/sq.yd. |             |

  
 \$1,357.50  
 Ceramic tile allowance ( includes installation) 181 sq/ft  
 \$265.75  
 Vinyl flooring 104 sq/ft or 11.56 yds.
  12. Kitchen Cabinets, includes - bath vanities, fixtures and mirrors.  
\$6,587.00
- a. Hardwood flooring installed by builder. Approximately 1767 sq/ft.  
(all of house except baths, furnace room and 1<sup>st</sup> level entry)
3. Hardwood stair treads on all interior stair cases. Painted pine risers and skirt boards.
4. Poplar painted balusters, stained rails and newel posts.
13. 2<sup>nd</sup> level interior window and door casings to be salvaged from existing materials if

possible. 1<sup>st</sup> and 3<sup>rd</sup> level window and door trim to be 1"x4", 1"x6" with B665 or similar cap on risers and header, sills to be 1"x5", skirts to be 1"x5". All casings and extension jams to be stain grade Pine or Poplar.

6. Baseboard to be 1"x 6" flat #1 Pine or Poplar with B665 or similar cap.
7. Interior doors: Existing doors to be refinished and used. Any additional doors that need to be purchased will be matched with existing doors if possible. Design is believed to be five cross panel.
8. Schlage "Plymouth" style polished brass interior door hardware throughout. Privacy hardware installed on all bedroom and bath doors.
9. Shower curtain rods supplied and installed by contractor.
10. Painting Schedule:  
Interior:  
Walls - One coat latex primer and two coat antique white latex semi-gloss (Eggshell).  
Trim and Base Boards - One coat latex primer two coats hi-gloss antique white latex paint.  
Ceilings - One coat primer and one coat flat antique white paint.

#### COMMENTS

1. House, waste disposal system, and driveway to be sited on plot plan.

Signed and agreed to by:

  
Owner \_\_\_\_\_ Date 11/2/01 Owner \_\_\_\_\_

Bell Development Corp.  
Contractor

11/3/01   
Date Its Representative:



EXHIBIT C

REQUISITION FOR PAYMENT

Distribution: Requisition Number: \_\_\_\_\_  
 1. Owner  Requisition Date: \_\_\_\_\_  
 2. Contractor  Requested Inspection Date: \_\_\_\_\_  
 3. Bank

Project For: \_\_\_\_\_ Initiation Date: \_\_\_\_\_  
 Project: Construction of New Residence Contract Date: \_\_\_\_\_

Project Location: \_\_\_\_\_

MAILING ADDRESS:

|                       |                         |
|-----------------------|-------------------------|
| OWNER:                | CONTRACTOR:             |
| JOSEPH R. BENNETT     | BELL DEVELOPMENT CORP   |
| 232 OSCEOLA CIRCLE    | 35 Val Halla Rd.        |
| WINTER PARK, FL 32789 | Cumberland, Maine 04021 |

In accordance with the drawings and specifications provided the following improvements will have been completed, at the above project location, by the requested inspection date, of \_\_\_\_\_.

Also included in the improvements described below are all change orders to date. (See attached Change Orders)

IMPROVEMENTS:

- 1.
- 2.
- 3.
- 4.

|                                              |          |
|----------------------------------------------|----------|
| Revised Contract Sum Including Change Orders | \$ _____ |
| Requesting 65% of the original contract sum  | \$ _____ |
| plus change orders                           | \$ _____ |

|                                    |          |
|------------------------------------|----------|
| Total Amount Due This Requisition: | \$ _____ |
| Prior advances                     | \$ _____ |

|                  |          |
|------------------|----------|
| Contract Balance | \$ _____ |
|------------------|----------|

Not Valid until signed by the Owner.

Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time

\_\_\_\_\_  
 CONTRACTOR

Date \_\_\_\_\_

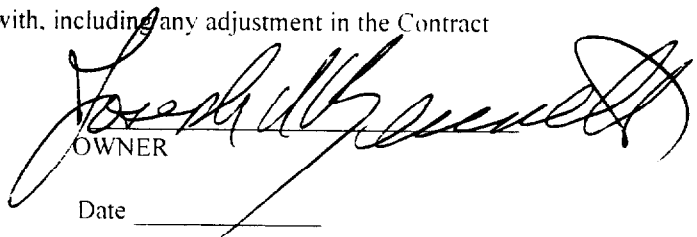
  
 OWNER  
 Date \_\_\_\_\_

EXHIBIT D

CHANGE ORDER

Distribution:  
Owner x  
Contractor x  
Bank x

Project: Cape/Cottage Total square feet of living space 2052. Change Order Number : 00  
Located at: Island Way, Cliff Island  
Portland, Maine 04019

Initiation Date:

Contract For: New Residence

Contract Date: 00/00/00

MAILING ADDRESS:

TO BUYER

Joseph Bennett  
232 Osceola Circle  
Winter Park, FL 32789

TO CONTRACTOR:

Bell Development Corporation  
35 Val Halla Rd.  
Cumberland, Maine 04021

You are directed to make the following changes in this Contract:

|                                                              |        |
|--------------------------------------------------------------|--------|
| Additional costs resulting from these changes                | \$0.00 |
| Original Estimated Construction Cost was                     | \$0.00 |
| Net Change by previous Change Orders                         | \$0.00 |
| The Cost Prior to this Change was                            | \$0.00 |
| The revised construction cost including this Change Order is | \$0.00 |

Not Valid until signed by the Owner.

Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time

CONTRACTOR

OWNER

Date

Date

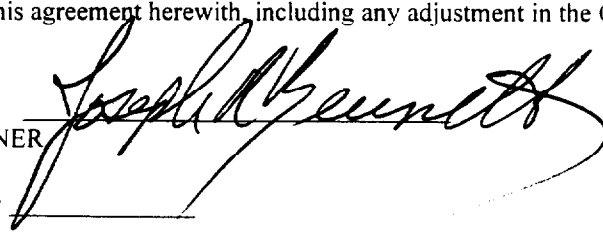


EXHIBIT E

LIEN WAIVER

Date: \_\_\_\_\_ Project: Bennett Cape/Cottage 24' x 30'

Location: Island Way, Cliff Island, in the City of Portland, Maine, the County of Cumberland, and the State of Maine.

Owner: Joseph Bennett

Lending Institution: \_\_\_\_\_

General Contractor: Bell Development Corporation

For valuable consideration, receipt of which is hereby acknowledged, and to induce the owner to make current payment of \$ \_\_\_\_\_, the undersigned hereby waives, and

- a) certifies that all work and material has been completed; and
- b) releases, and discharges all liens and claims of liens that the undersigned has as a result of all labor and materials furnished to the property described above through \_\_\_\_\_.

Further, the undersigned hereby covenants and represents that all of the subcontractors, suppliers, mechanics, and laborers engaged by the undersigned have been paid in full for all work done and/or materials furnished to said property through \_\_\_\_\_.

The undersigned hereby agrees to indemnify, defend and hold the owner, the lending institution and the general contractor harmless from any and all claims by any party whatsoever based upon work done and/or materials furnished in connection with this construction by the undersigned and his subcontractors or suppliers.

IN WITNESS WHEREOF, the undersigned has executed this waiver on \_\_\_\_\_.

\_\_\_\_\_  
Name of Subcontractor/Materialman (please print)

by: \_\_\_\_\_  
its representative (sign here) Witness \_\_\_\_\_



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

ANGUS S. KING, JR.  
GOVERNOR

MARTHA KIRKPATRICK  
COMMISSIONER

December 19, 2000

Joseph Bennett  
232 Osceola Circle  
Winter Park, FL 32789

RE: Waste Discharge Application #W008120-5A-A-N in Portland, Maine.

Dear Mr. Bennett:

Thank you for sending in your waste discharge license application. We have received your application and found it to be acceptable for processing on December 19, 2000.

After extensive preliminary review, we do not foresee any further issues that would prevent us from approving your application. Your permit will be issued prior to February 15, 2001.

I will contact you if any additional information is required or if I have questions.

If you have questions, please do not hesitate to call me at (207)287-7905.

Sincerely,

Pamela Parker  
Division of Water Resource Regulation  
Bureau of Land and Water Quality

AUGUSTA  
17 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688  
RAY BLDG., HOSPITAL ST.

BANGOR  
106 HOGAN ROAD  
BANGOR, MAINE 04401  
(207) 941-4570 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1235 CENTRAL DRIVE, SKYWAY PARK  
PRESQUE ISLE, MAINE 04769-2094  
(207) 764-0477 FAX: (207) 764-1507

ROGER BERLE



BUILDING ISLAND SOLUTIONS

December 28, 2000

Don Belanger, President  
Woodhouse Bell  
35 Valhalla Road  
Cumberland, Maine 04021

Dear Don,

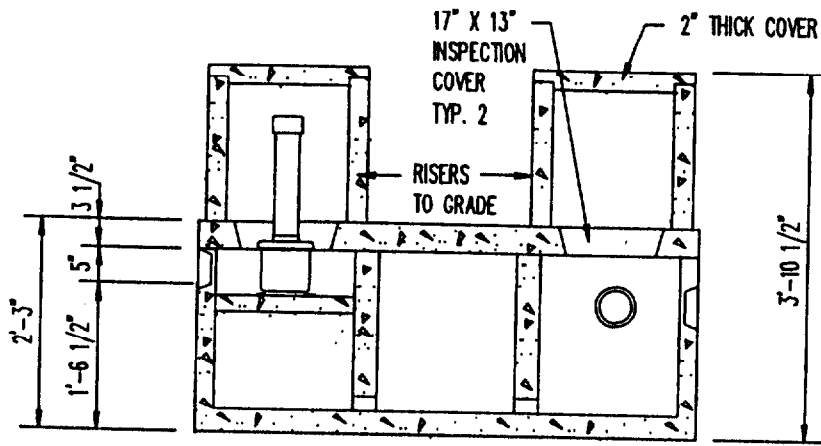
This letter should serve to confirm that you will be able to connect Dr. Bennett's septic system to what we call the Mini-Community Sewer Line. The main trunk of this line runs under Island Avenue from the end of the fence separating my house lot from that of Sally and Harry Wellsman all the way to the bulkhead at the head of the Ferry Wharf. There is a feeder line into the main trunk line running past the Bennett house which already carries sewage from the homes belonging to Steere and Ethel MacVane. You would connect into this feeder line.

Said permission to connect to this line is subject to your paying a hook-up fee to our Mini-Community Association, which fee will be billed to you in January 2001. Participation in this association and use of this sewer facility is also subject to all Maine DEP regulations pertinent to both our particular situation here on Cliff Island and to all relevant State of Maine Overboard Discharge Regulations.

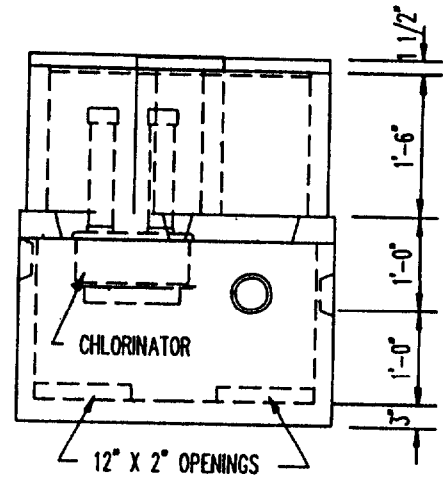
Sincerely,

Roger K. Berle

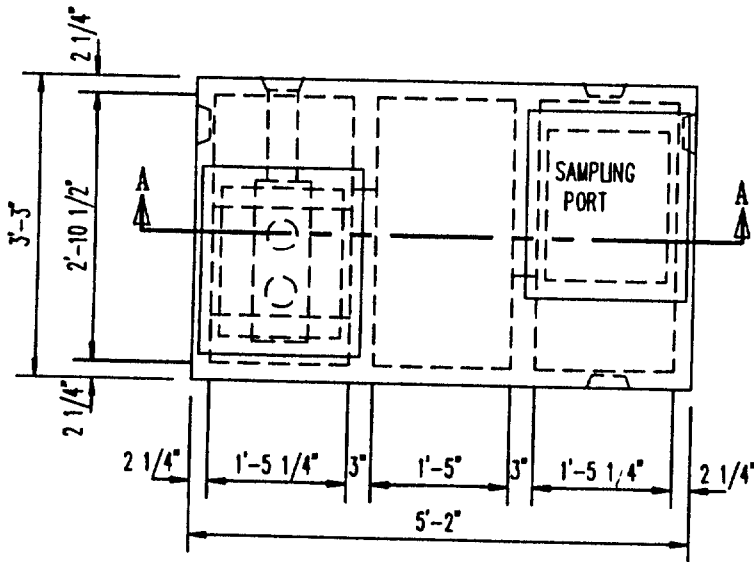
Maine DEP Waste Water Treatment Plant Operator Certificate #265



SECTION A-A



RIGHT END VIEW



PLAN VIEW

NOTES:

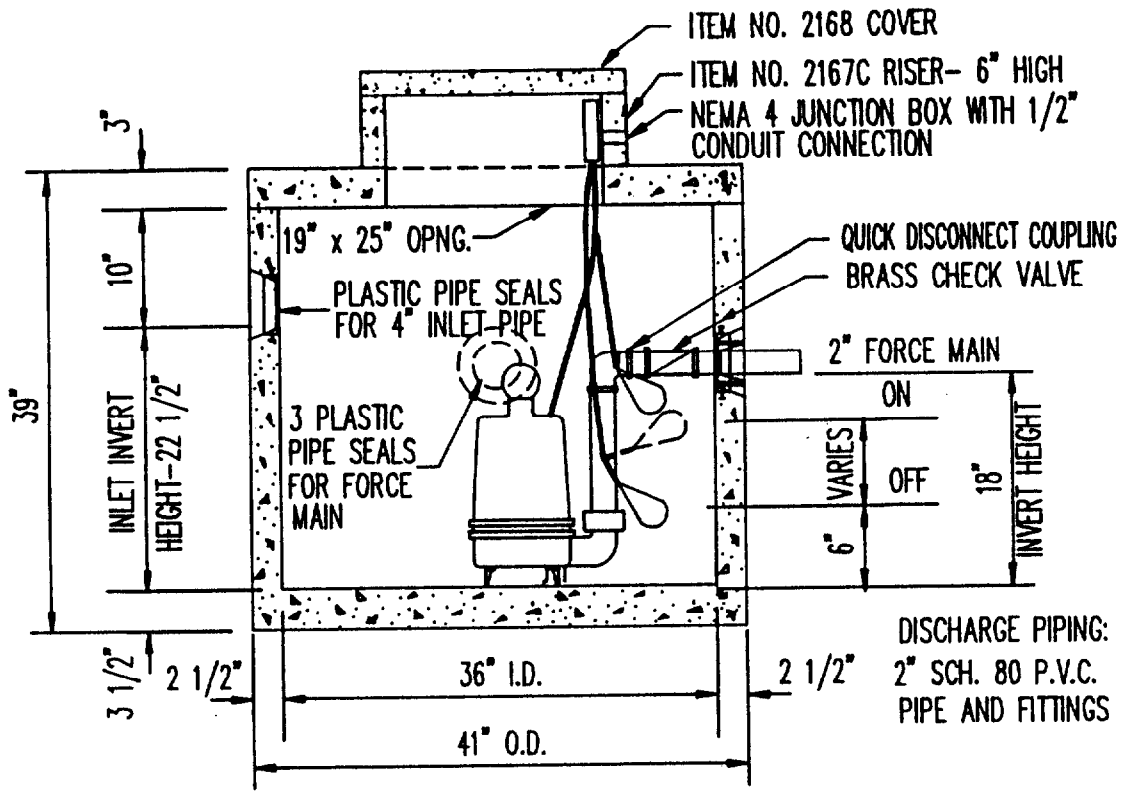
1. CHOICE OF SANURIL CHLORINATOR:  
 A. MINI-SAN 200 TO 1500 GAL./DAY  
 B. MINI-SAN 100 TO 7500 GAL./DAY
2. CONCRETE: 4,000 PSI AFTER 28 DAYS.
3. REINFORCING: 6X6/10X10 W.W.M..
4. WEIGHT: 2500lbs. W/O RISER BLOCKS.
5. RETENTION CAPACITY IS APPROX. 90 GAL
6. LARGER CHAMBERS ARE AVAILABLE.

ITEM NO. K-1900



**SUPERIOR**  
**CONCRETE CO, INC.**  
 AUBURN, ME.

PRECAST CHLORINE  
 CONTACT CHAMBER

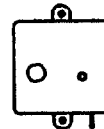


SECTION VIEW

REINFORCED PRECAST CONCRETE  
WET WELL WITH A

**BARNES**

SE411 (4/10 HP 115V 1Ø)  
SUBMERSIBLE PUMP



HIGH WATER ALARM  
WITH RED LIGHT, BUZZER, AND  
ONE MERCURY FLOAT SWITCH  
SEE PAGE IIIA3

- ITEM # 3155B MODEL NO. SE51 (1/2 H.P., 115V., 1Ø)
- ITEM # 3155C MODEL NO. EH51 (1/2 H.P., 115V., 1Ø)
- ITEM # 3155D MODEL NO. EH102 (1 H.P., 230V., 1Ø)

NOTES:

1. PROVIDED WITH 30 FEET OF CABLE
2. HEAVY CAST IRON MOTOR COVER AND PUMP CASE.
3. ADJUSTABLE LEVEL CONTROL SWITCHES.
4. AVAILABLE IN 4' LD. PUMP TANK.
5. AVAILABLE WITH ABOVE GROUND JUNCTION BOX - SEE PAGE IIIA3.

ITEM NO. 3155A



**SUPERIOR  
CONCRETE CO, INC.  
AUBURN, ME.**

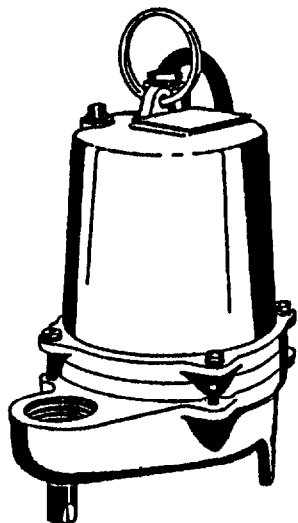
PACKAGE RESIDENTIAL  
LIFT STATION

# SUBMERSIBLE WASTEWATER PUMPS

## 2" Non-Clogs

### 1-1/2" Spherical Solids Handling

|            |      |
|------------|------|
| SECTION    | 4A   |
| PAGE       | 1    |
| ISSUED     | 7/92 |
| SUPERSEDES | 7/90 |



**Series: SE .4 HP**  
**1750 RPM**  
**(SE411 & SE421)**



## PUMP SPECIFICATIONS

**DISCHARGE:** 2" NPT, Vertical  
**LIQUID TEMPERATURE:** 160° F Intermittent.  
**VOLUTE:** Cast Iron, ASTM A-48 Class 30.  
**MOTOR HOUSING:** Cast Iron ASTM A-48, Class 30.  
**SEAL PLATE:** Cast Iron ASTM A-48 Class 30.  
**IMPELLER:**

*Design:* 2 Vane, Open, With Pump Out Vanes On Back Side. Dynamically Balanced.

*Material:* Zytel 70G43 Nylon, Glass Filled.

**SHAFT:** 416 Stainless Steel

**SQUARE RINGS:** Buna-N

**HARDWARE:** 300 Series Stainless Steel

**PAINT:** Air Dry Enamel

**SEAL:** *Design:* Single Mechanical Oil-Filled With Secondary Exclusion Seal

*Material:* Rotating Face - Carbon  
 Stationary Face - Ceramic  
 Elastomer - Buna-N  
 Hardware - 300 Series Stainless

**CABLE ENTRY:** 15 ft. Cord (Plug On 115 Volt), Pressure Grommet For Sealing And Strain Relief.

**SPEED:** 1750 RPM (Nom.)

**UPPER BEARING:**

*Design:* Sleeve

*Lubrication:* Oil

*Load:* Radial

**LOWER BEARING:**

*Design:* Single Row, Ball

*Lubrication:* Oil

*Load:* Radial & Thrust

**MOTOR:**

*Design:* NEMA B; Completely Oil-Filled, Squirrel Cage Induction

*Insulation:* Class A

**SINGLE PHASE:** Permanent Split Capacitor (PSC). Includes Overload Protection In Motor.

**OPTIONAL EQUIPMENT:** Seal Face Material, Additional Cable and Cast Iron Impeller.



## BARNES PUMPS, INC.

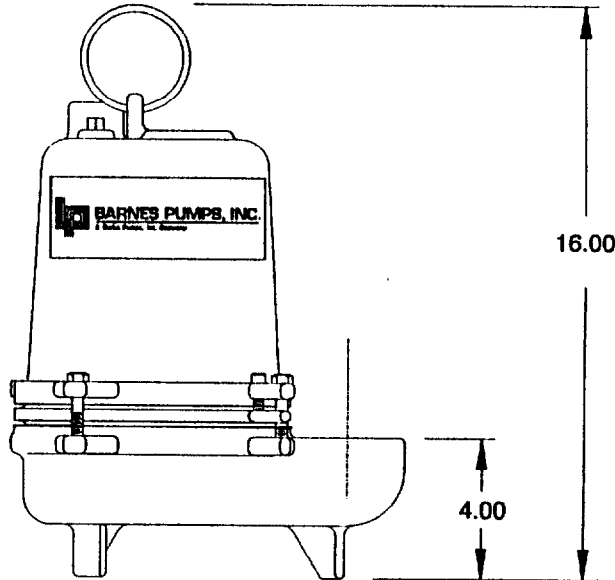
A Burke Pumps, Inc. Company  
 Distributor Sales & Service Dept.  
 420 Third Street/PO Box 603  
 Piqua, Ohio 45356-0603  
 Ph: (513) 773-2442  
 Fax: (513) 773-2238

Special Bids & Project Sales  
 1485 Lexington Ave.  
 Mansfield, Ohio 44907-2674  
 Ph: (419) 774-1511  
 Fax: (419) 774-1530

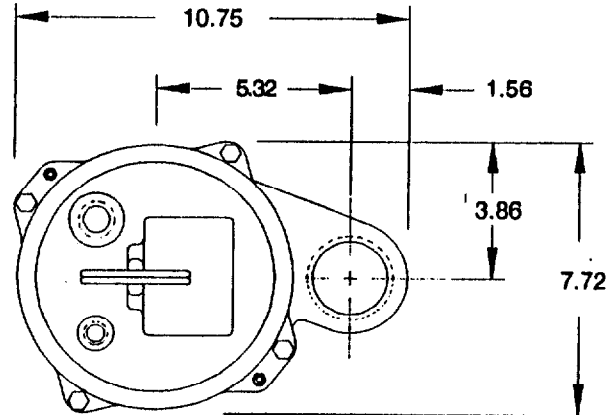




|            |      |
|------------|------|
| SECTION    | 4A   |
| PAGE       | 2    |
| ISSUED     | 7/92 |
| SUPERSEDES | 7/91 |



SE411A supplied with Wide Angle Level Control attached to pump.



| MODEL NO. | PART NO. | HP  | VOLT | PH | RPM (Nom) | NEMA CODE | FULL LOAD AMPS | LOCKED ROTOR AMPS | CORD SIZE | CORD TYPE | CORD OD |
|-----------|----------|-----|------|----|-----------|-----------|----------------|-------------------|-----------|-----------|---------|
| SE411     | 068701   | 0.4 | 115  | 1  | 1750      | A         | 10.0           | 19.0              | 14/3      | SJTO      | 0.390   |
| SE411A    | 082215   | 0.4 | 115  | 1  | 1750      | A         | 10.0           | 19.0              | 14/3      | SJTO      | 0.390   |
| SE421     | 082089   | 0.4 | 230  | 1  | 1750      | A         | 5.0            | 9.5               | 14/3      | SJTO      | 0.390   |



Underwriters Laboratories Inc. ®

#### IMPORTANT!

- 1.) DO NOT USE THIS PUMP TO PUMP FLAMMABLE LIQUIDS.
- 2.) THIS PUMP IS NOT RECOMMENDED FOR USE IN LOCATIONS SPECIFIED AS HAZARDOUS.
- 3.) THIS PUMP IS NOT APPROVED FOR USE IN SWIMMING POOLS, RECREATIONAL WATER INSTALLATIONS, DECORATIVE FOUNTAINS OR ANY INSTALLATION WHERE HUMAN CONTACT WITH THE PUMPED FLUID IS COMMON WHILE THE PUMP IS RUNNING.
- 4.) PUMP CAN BE OPERATED DRY FOR EXTENDED PERIODS WITHOUT DAMAGE TO MOTOR AND/OR SEALS.



## BARNES PUMPS, INC.

A Burke Pumps, Inc. Company  
 Distributor Sales & Service Dept.  
 420 Third Street/PO Box 603  
 Piqua, Ohio 45356-0603  
 Ph: (513) 773-2442  
 Fax: (513) 773-2238

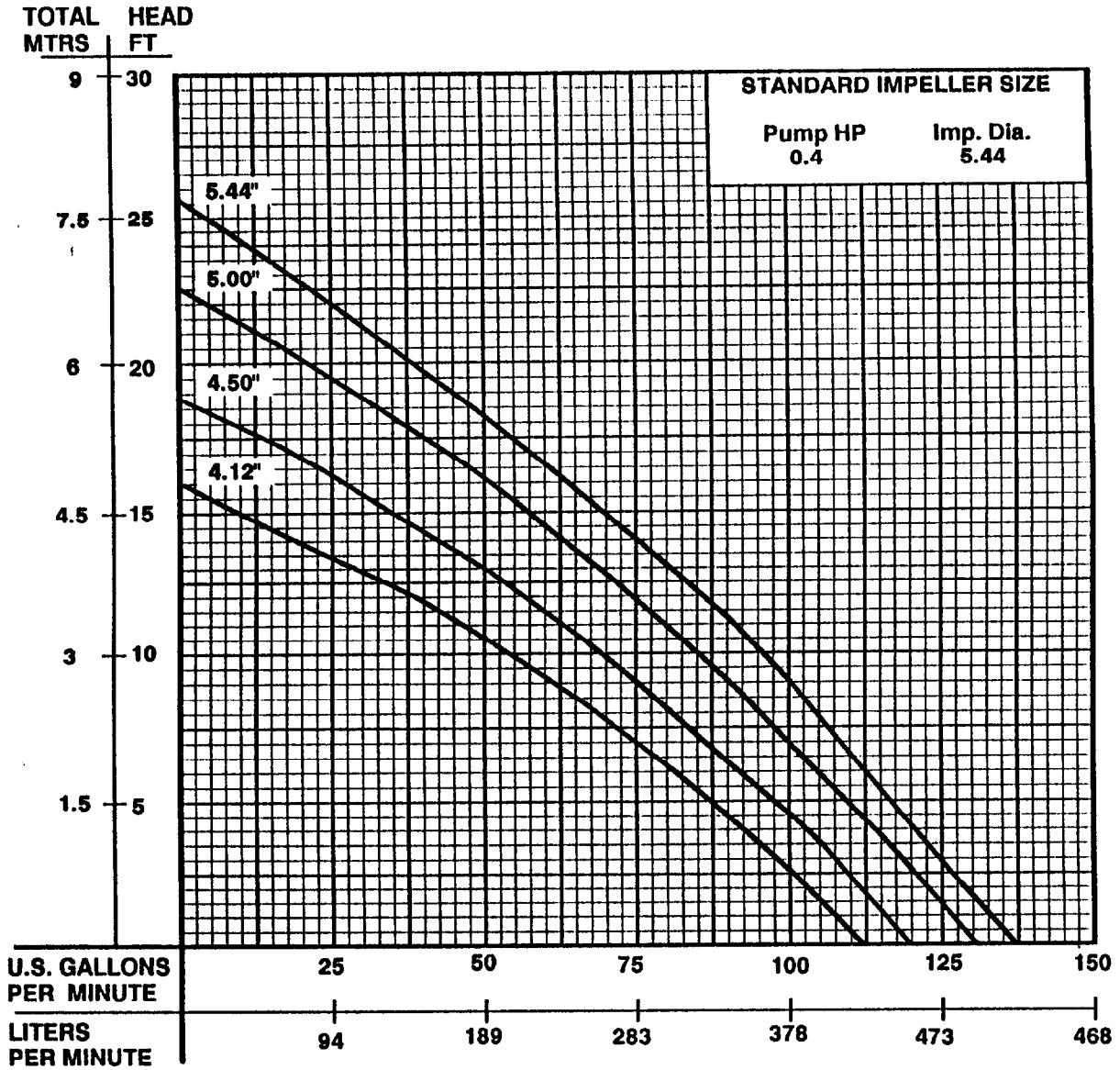
Special Bids & Project Sales  
 1485 Lexington Ave.  
 Mansfield, Ohio 44907-2674  
 Ph: (419) 774-1511  
 Fax: (419) 774-1530



# PERFORMANCE CURVE

## SERIES: SE ,0.4 HP, 1750RPM

|            |      |
|------------|------|
| SECTION    | 4A   |
| PAGE       | 3    |
| ISSUED     | 7/92 |
| SUPERSEDES | 7/90 |



Testing is performed with water, specific gravity of 1.0 @ 68° F, other fluids may vary performance.



## BARNES PUMPS, INC.

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 Distributor Sales & Service Dept.  
 420 Third Street/PO Box 603  
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Special Bids & Project Sales  
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 Mansfield, Ohio 44907-2874  
 Ph: (419) 774-1511  
 Fax: (419) 774-1530



Don Belanger  
Bell Development Corp.  
35 Val Halla Road  
Cumberland, Maine  
October 25, 2000

Ms Pam Parker  
DEP - Augusta  
17 State House Station  
Hospital Street  
Augusta, Maine 04333

Dear Ms Parker:

**Thank you for time and effort you have put into this application. Both Mr. Bennett and I sincerely appreciate your help.**

**Enclosed please find a Bell Development check for \$51.00. This is intended to cover the cost of the application fee. Mary Morgan returned the application directly to Mr. Bennett in Florida and the original check, submitted by Mr. Bennett was not attached. I'm not sure where the check is so in order to expedite matters I have included a second check. If your office is holding the original check would you please return this check to me? If your office does not have the original check please use the enclosed check for the application fee.**

**Mr. Bennett wants very much to once again live in his childhood home on Cliff Island. He is making every effort to make it the beautiful home he remembers. I have enclosed two photos of the property showing the property now that it has been cleaned up. It's now ready for reconstruction and the Bennett's are hopefully anticipating and awaiting your approval of the overboard discharge application.**

Sincerely



Don Belanger

cc: Albert Frick, Albert Frick Associates  
Michael Nugent, CEO City of Portland  
Joseph Bennett







**Albert Frick Associates, Inc.**  
**Soil Scientists & Site Evaluators**

95A County Road Gorham, Maine 04038  
(207) 839-5563 FAX (207) 839-5564

Albert Frick SS, SE  
James Logan SS, SE  
Matthew Logan SE  
Brady Frick, SE

November 27, 2000

Pam Parker  
DEP - Augusta  
17 State Street Station  
Augusta, ME 04333

Re: Bennett property, Cliff Island, Portland

Dear Pam:

We spoke on November 14, 2000 about the Bennett overboard discharge application. I had met with Mary Morgan on November 3, 2000 and reviewed the permits for the other neighboring sites and reviewed the correspondence for the existing community system and discussed its permit status.

You stated during our telephone conversation that you would entertain approval of the overboard discharge application if the applicant can provide a sworn affidavit that the dwelling was at least occupied in the 1980's.

Attached is a copy of the affidavit that provides the dwelling was used as a year-round residence for the Griffin family for many years through the 1960's until 1973. Gladys Griffin, who occupied the structure as her year-round residence, died in 1973 and the dwelling was then used seasonally into 1983. After 1983, the property was used less frequently.

Mr. Bennett has been given a deadline of December 10, 2000, by the City of Portland to renovate the property (see copy of November 16, 2000 letter from Mike Nugent).

Your prompt attention to this would be greatly appreciated by Mr. Bennett. Please contact me if you have any questions or additional matters for discussion.

Respectfully,

Albert Frick  
AF/nd

Cc. Mike Nugent, Code Enforcement Officer  
Don Belanger, building contractor (rep. Mr. Bennett)

THE BELL DEVELOPMENT CORPORATION  
Land and Real Estate Development  
35 Val Halls Road  
Cumberland, Maine 04021

DBA  
The Bell Agency, and  
Woodhouse Bell

Telephone (207) 829-6486  
Fax (207) 829-8019

FAX TRANSMITTAL

DATE: 11-21-00

TO: Albert Frick Fax # 837-5564  
COMPANY NAME: Albert Frick Ass.  
RE: Cliff Island OBD TCE 10

NUMBER OF PAGES: 2 (including cover sheet)

MESSAGE:

*Albert Received Notarized copy in mail today  
hope it arrived on time to mail to Augusta.*

REPLY REQUESTED: YES NO

FROM: Don Belanger

IF YOU HAVE ANY PROBLEMS WITH THIS FAX TRANSMISSION, PLEASE CALL US

Inspection Services  
Michael J. Nugent  
Manager

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



**CITY OF PORTLAND**

November 16, 2000

Joseph Bennett  
232 Osceola Court  
Winter Park FL 32789-2437

RE: Island Ave, Cliff Island  
CBL: 109-B-F-002

Dear Mr. Bennett:

We have been informed that you have reached a temporary setback with regard to subsurface waste disposal at the above location. Based on the information provided this office will not seek a demolition order from the City Council unless there are delays that are the result of action taken by the you or non-action that is without a good reason. We will await your response but require such a response by 12/10/00.

Sincerely

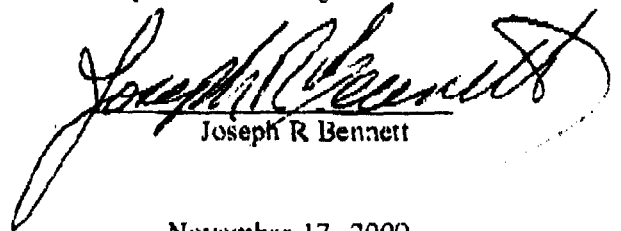
Mike Nugent  
Manager of Inspection Services



## Affidavit

I, Joseph R Bennett of city of Winter Park, County of Orange and State of Florida do swear and say the following:

1. The land and building located on Island Avenue, on the island of Cliff Island, in the City of Portland and State of Maine (which I presently own) was originally owned and built by Arthur E. Griffin who lived in the house for many years with his wife Elsie.
2. Arthur Griffin's son Wayne Griffin and his wife Edna lived in the downstairs apartment year round for many years.
3. Years later Arthur Griffin's daughter Gladys V. Griffin after her retirement resided in the house with her father Arthur until his death on August 29, 1969. Gladys and Wayne Griffin inherited the said property on Cliff Island. After Arthur Griffin's death, Gladys Griffin lived in the house year round until her death on June 2, 1973.
4. My family and I frequently visited the Griffin family on Cliff Island as we ( my brothers, sister and myself) were growing up. We all have many fond and happy memories of our sometimes-extended vacations on the island.
5. I remember asking what the big steel pipe which ran from the house across the beach into the ocean was there for. I was told it was for sewer disposal. The pipe, no longer there, has deteriorated.
6. From the year 1973 (following Gladys Griffin's death) until the year 1983, the property on Island Avenue, Cliff Island was summered in by our family and friends.
7. After 1983 only occasional visits to Cliff Island have been made. The property has been vacant and in need of extensive renovations of which I am in the process of doing.

  
Joseph R Bennett

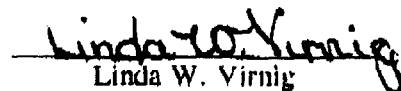
State of Florida  
County of Orange, ss.

November 17, 2000

Personally appeared before me the said Joseph R. Bennett who swore the foregoing to be a true statement and acknowledged that this was his free act and deed.



Linda Virnig  
MY COMMISSION # CC063025 EXPIRES  
August 12, 2003  
BONDED THRU FROY FARM INSURANCE, INC.

  
Linda W. Virnig  
Notary Public

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION  
**APPLICATION**  
 RESIDENTIAL WASTE WATER DISCHARGE LICENSE  
 BUREAU OF LAND & WATER QUALITY

**GENERAL INSTRUCTIONS**

It is the licensee's responsibility to renew or transfer their waste water discharge license or permit. Failure to renew or transfer the license or not submitting a timely and complete application may result in termination of the license and/or enforcement action. Applications for transfers, and renewals and transfers are available from the DEP office in Augusta.

Please read the entire application form before furnishing any information. If you need assistance in filling out the form or have any questions, please contact your project manager. Please be sure to read and follow the instructions on Page 4 regarding Public Notice. Public Notice is required by law for all DEP licensing actions.

Mail the completed original application with attachments to:

**Overboard Discharge Licensing Program**  
**DEP**  
**17 State House Station**  
**Augusta, Maine 04333-0017**

Submit one copy with attachments, to the town or city municipal office where the discharge occurs, and

Please retain a copy for your own records.

Your Project Manager

Mary Morgan  
 Name  
207-287-7781  
 His/Her phone #

Application Number: W00 8120 JA-A-N

License Fee \$51.00  
 Due At This Time

Renewal \_\_\_\_\_ Renewal & Transfer \_\_\_\_\_ Modification \_\_\_\_\_ Initial  Other \_\_\_\_\_

**APPLICANT AND FACILITY INFORMATION**

1. Applicants Name: JOSEPH BENNETT
2. Mailing Address: 232 OSCEOLA CIRCLE (Social Security #)  
WINTER PARK FL 32789 (street & number)  
407-677-6500 (Town/City) (State) (Zip)  
407-539-1891 (work telephone) (home telephone)
3. Facility Description: 300 gallons per day residential overboard discharge.
4. Facility Address: ISLAND AVENUE, CLIFF ISLAND  
PORTLAND CUMBERLAND (street & number) (Town/City) (County)  
 Local Tax Map 109 B Lot 2 (Zip)
5. Name of Receiving Water: Luckse Sound Class SB
6. Name of Current License Holder: (transfers only) —
7. System Type: (check one) Mechanical \_\_\_\_\_ Sandfilter \_\_\_\_\_ Primary (greywater) \_\_\_\_\_  
 No Treatment \_\_\_\_\_ Other (describe) SEPTIC TANK CHLORINATOR  
 Disinfection: Chlorine   
 Other (describe) size of septic tank. 1000 GAL.

8. If you have a sandfilter or primary system, when was the septic tank last pumped?       
The DEP recommends pumping tank every 2-5 years.

9. Is the facility or any part of the waste disposal system within 200 feet of a municipal or quasimunicipal sanitary sewer? Yes ~~\*~~ No      **WITHIN 50' OF QUASIMUNICIPAL OVERBOARD DISCHARGE SYSTEM**

10. Is this your primary residence? Yes      No ✓ Since When?     

11. Is this facility currently used on a year round basis? Yes      No ✓  
If yes, since when?       
If no, circle the months of occupation.

**HOWEVER, DWELLING IMPROVEMENTS PROPOSED TO WINTERIZE TO USE AS YEAR-ROUND DWELLING POTENTIAL**

- |          |       |           |          |
|----------|-------|-----------|----------|
| January  | April | July      | October  |
| February | May   | August    | November |
| March    | June  | September | December |

If currently ~~used~~ seasonally, has the facility ever been used on a year round basis?  
Yes ✓ No      From      To     

**SEE ATTACHED LETTER & REFERENCE**

*Note: If the facility is used seasonally, year-round use may be resumed only if the facility was used on a year-round basis prior to June 1, 1987. If you wish to maintain the ability to use the facility year-round, attach sworn affidavits or utility records demonstrating year round use for the time in question. Facilities with seasonal licenses or permits or facilities that were only used seasonally prior to June 1, 1987 can not be converted to year round use.*

12. How many bedrooms does the system serve? 3

13. Is there more than one house connected to the system? Yes ✓ No       
If yes, how many? 13 who are they owned by?       
**If yes, please review the applicant affirmation on Page 3 and the Property Easement supplemental materials requirement on Page 5.**

14. Is the facility a multi-family dwelling (apartment house, condominium) Yes      No ✓  
If yes, how many units?     

15. Is the facility a rental property or otherwise used as a source of income? Yes      No ✓

16. Are all annual inspection fees and annual license fees paid? NOT APPLICABLE

17. Other comments? SEE ACCOMPANYING Letter of 9/27/2000 TO MARY MORGAN DEP

**APPLICANT AFFIRMATION**

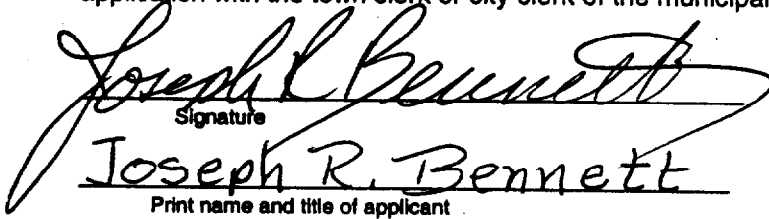
I (the applicant) certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is subject to this application, at reasonable hours, including buildings, structures or conveyances of the property to determine the accuracy of any information provided herein. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

I am familiar with and understand the statutory requirements of Title 38 MRSA Chapter 3, Section 413 and 414, Protection and Improvement of Waters and Section 464, the Water Classification Program.

**CERTIFICATION OF PUBLICATION**

I also understand that by signing below, I (the applicant or authorized agent) certify that I have:

1. Published a Notice of Intent to File once in a newspaper circulated in the area where the project site is located within thirty days of filing of the application;
2. Sent a completed copy of the Notice of Intent to File by certified mail to the owners of the property abutting the land upon which the project site is located within thirty days prior to the filing of the application; and
3. Sent a completed copy of the Notice of Intent to File by certified mail and filed a duplicate of this application with the town clerk or city clerk of the municipality(ies) where the project is located.


10/19/2000  
Signature Date  
Joseph R. Bennett  
Print name and title of applicant

If signature is other than that of the applicant, attach letter of agent authorization signed by applicant.

**NOTE:** If there are multiple properties connected to the treatment system authorized by this license parties must sign this application or authorize one party to act as the agent.

**INSTRUCTIONS FOR PUBLIC NOTICE**

Applicants for DEP licensing actions are required to provide adequate public notice. By following these instructions you will meet the public notice requirements.

1. Complete the **NOTICE OF INTENT TO FILE** form below.
2. Send a copy of the completed **NOTICE** to a paper circulated in the area of the overboard discharge being licensed, to be published in the legal advertisements section in one issue within 30 days of filing the application. If you are not familiar with the local newspaper(s), the town or city clerk may be able to help you. The clerk may be able to give you the phone number. If not, call information at (207)555-1212. If you are unable to locate any newspaper, please call your project manager for assistance.
3. Send a copy of the completed **NOTICE** by certified mail to the owners of the property abutting the land with the overboard discharge within 30 days of filing of the application. The town or city clerk and/or the tax assessors office will be able to assist you in identifying abutters and will be able to give you their most recent address.
4. Send a copy of the completed **NOTICE** and a copy of the completed application by certified mail to the town clerk or city clerk of the municipality where the overboard discharge is located.
5. Send the completed original application (blue form) to the DEP with the application fees and any supplemental materials.

If you have questions about the public notice requirements, please do not hesitate to call your project manager at the telephone number on the first page of the application.

**NOTICE OF INTENT TO FILE**

Please take notice that JOSEPH BENNETT of ISLAND AVE, CLIFF ISLAND, PORTLAND  
(applicant) (applicant's address and phone number)

MAP 109B, LOT 2 is intending to file an application with the Maine Department of Environmental Protection for a Maine Waste Discharge License pursuant to 38 MRSA Sections

413 and 414-A. The application is for the initial issuance  
(renewal, renewal and transfer, Modification etc)

of Waste Discharge License #W00 8120-5A-A-N for the operation of a surface waste water  
(license number)

disposal system for the treatment and disposal of 300 gallons per day  
(flow)

of waste water to Luckse Sound in the town/city of PORTLAND, CLIFF ISLAND  
(receiving waterbody) (municipality)

Maine. The application will be filed on or about 10-23-00 for public inspection  
(anticipated filing date)

at the DEP's offices in Augusta during normal working hours. A copy of the application may also

be seen at the municipal offices in PORTLAND, Maine.  
(municipality)

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department, in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. Public comment on the application will be accepted throughout the processing of the application. Written public comments may be sent to the Department of Environmental Protection, Bureau of Land and Water Quality, State House Station #17, Augusta, Maine 04333.

## SUPPLEMENTAL MATERIALS

The following required supplemental materials will be considered part of this application. Your application will not be accepted for processing until you have submitted all the materials checked (✓) below.

NOT  
APPLICABLE

**Past Due Annual Inspection Fees or License Fees:** Submit payment of past due annual inspection fees or annual license fees as identified by project manager on Page 2 of this application. If you dispute the accuracy of our records, please discuss this issue with your project manager prior to submitting this application and be prepared to produce documentation of fees paid in the form of copies of canceled checks or bank records.

✓

**Geographic Site Map:** Submit a U.S. Geological Survey map or U.S. Coastal and Geodetic Survey map (7 1/2 or 15 minute series) illustrating the location of your waste discharge. Indicate the location of your property and discharge point on the map as accurately as possible. U.S. Geological Survey maps are available at local sporting goods and book stores. *see enclosed map.*

✓

**Municipal Tax Map:** Submit a copy of a tax map from the Tax Assessor's office in the town or city where your waste discharge occurs. The tax map should identify the map and lot number of your property as well as the names of abutting landowners. Please indicate property line dimensions, the location of wells, dwellings and the overboard discharge system.

✓

**Property Easements:** If any part of your overboard discharge system, including the discharge pipe, is located on property owned or controlled by another party, submit a copy of the easement granting the rights to use that property. If other parties use any part of your system, please provide the names of the other property owners and a copy of the easement or agreement that allows this use. Please note, licenses or permits for shared systems must reflect all parties connected to the system and all parties must sign Page 3 of this application or provide a statement authorizing one party to act as agent for the other(s).

*OR USE PUBLIC WAY WITH CITY OF PORTLAND APPROVAL*

✓

**Proof of Title, Right or Interest:** Submit evidence of ownership or of interest in the property on which the overboard discharge system is located. A copy of the deed or transfer tax form is also acceptable.

NOT  
APPLICABLE

**Service Contract:** If any part of your overboard discharge system is a mechanical treatment plant, submit a copy of a valid service contract entered into with a qualified maintenance contractor approved by DEP.

✓

**Site Evaluation Report:** A site evaluation of your property, conducted in accordance with the State of Maine Subsurface Waste Water Disposal Rules, is required. The evaluation must be conducted by a licensed Site Evaluator and must be completed on HHE-200 form pages 1 and 2 for the purpose of determining whether subsurface disposal is possible. The Site Evaluator may use the replacement system criteria of the Disposal Rules to make the determination. You can obtain a list of licensed Site Evaluators from your local plumbing Inspector.

✓

**Other:** Document year-round use of the system during the 12 months prior to June 1, 1987.

Don Belanger  
Bell Development Corp.  
35 Val Halla Road  
Cumberland, Maine  
October 25, 2000

Ms Mary Morgan  
Project Manager  
Overboard Discharge Licensing Program  
DEP  
17 State House Station  
Augusta, Maine 04333-0017

Dear Ms Morgan:

Thank you for taking the time to review this case and your regulations with me yesterday. After talking with you I contacted Al Frick and we discussed overboard waste discharge licensing requirements, as I understood them after talking to you. He felt that it would be in everyone's best interest if he again contacted you and health engineering to further discuss and clarify this matter. He also suggested that I continue to do research on exactly how long this house has been vacant and when people lived in it year round.

Because of the time constraints placed on this project by the City of Portland, and because Al felt he could work within the regulations and still proceed with this application, I elected to mail the application packet to you, as is. This will get the process underway and will also demonstrate that my client, Mr. Bennett, is actively proceeding forward with this project.

Sincerely



Don Belanger

cc: Albert Frick, Albert Frick Associates  
Michael Nugent, CEO City of Portland  
Linda Robinson, DHE  
Joseph Bennett

MARCH 18, 1991

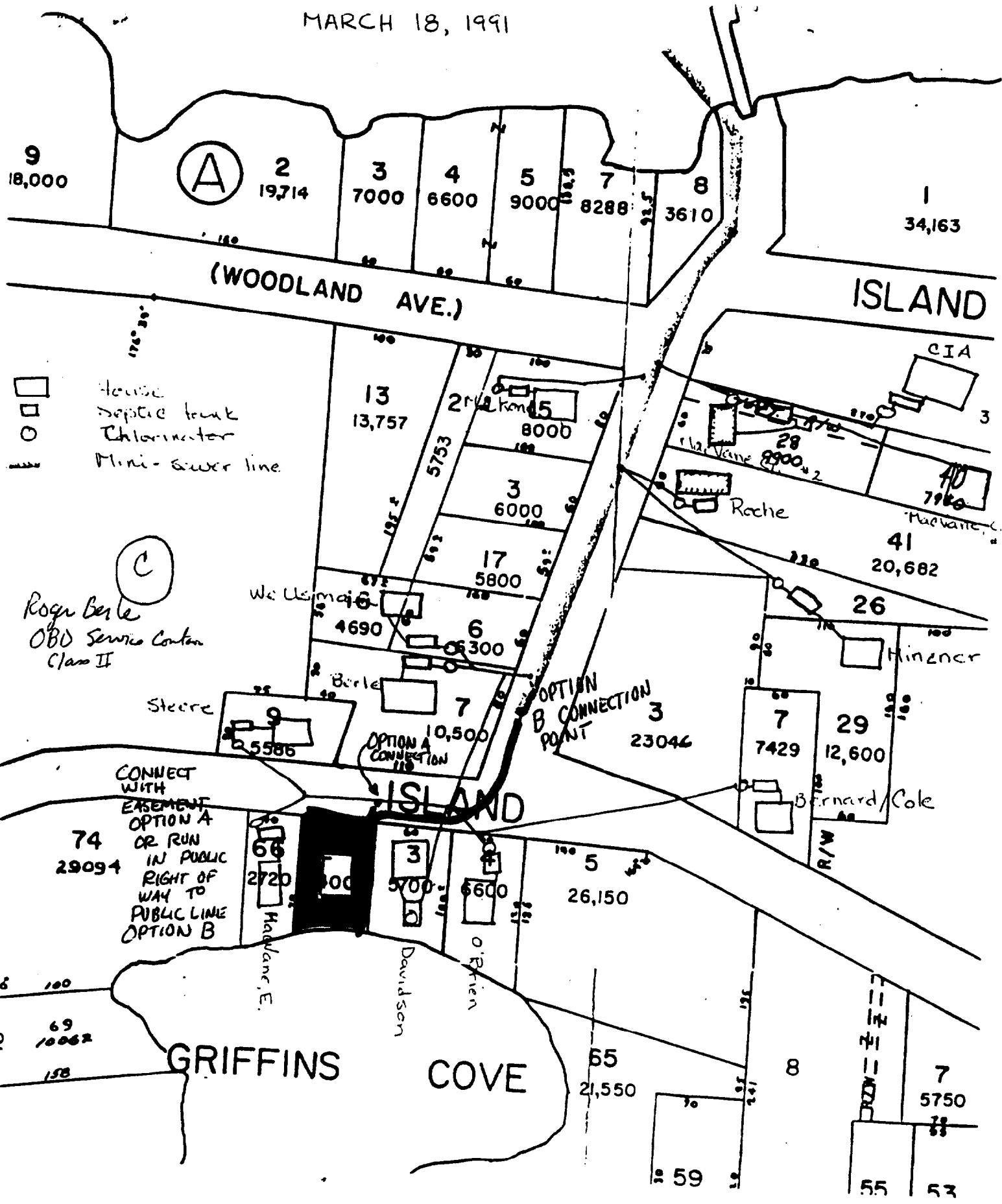


FIGURE 1: EXISTING OVERBOARD DISCHARGE

Mary Morgan



ARTHUR & VIVIAN GRIFFIN

VIVIAN DIED WITHOUT WILL BEING SOLE OWNER

$\frac{1}{3}$  ARTHUR

$\frac{1}{3}$  GLADYS

$\frac{1}{3}$  WAYNE & EDNA

ARTHUR DIED WITHOUT WILL

$\frac{1}{2}$  GLADYS

$\frac{1}{2}$  WAYNE & EDNA

WAYNE DIED WITHOUT WILL (NO CHILDREN)

$\frac{3}{4}$  GLADYS

$\frac{1}{4}$  EDNA

GLADYS DIED LEAVING HER SHARE TO JOSEPH  
BENNETT

JOSEPH BOUGHT EDNA'S SHARE

JOSEPH NOW OWNS WHOLE PARCEL

33923  
**Quit-Claim Deed**  
(with covenant)  
(Maine Statutory Short Form 2)

111

I, EDNA GRIFFIN, of Portland, Cumberland County, State of Maine, (being unmarried), for consideration paid, grant to JOSEPH R. BENNETT, of Lansing, Ingham County, State of Michigan, with Quitclaim covenant, the land in Cliff Island, Cumberland County, Maine:

All my right, title, and interest in a certain lot or parcel of land with the buildings thereon, situated on Cliff Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Commencing at a stake on the southeasterly shore of said Cliff Island, which stake is sixty (60) feet, more or less, southwesterly from land of Walter Griffin, said stake being the southeasterly boundary of land of Ellen McKeen; thence from said stake ninety (90) feet, more or less, northwesterly to the City road; thence northeasterly sixty (60) feet, more or less, to land of Walter Griffin; thence ninety (90) feet, more or less, southeasterly to the sea-shore; thence sixty (60) feet, more or less, southwesterly to the point of beginning.

Being the same premises conveyed by Arthur E. Griffin to Elsie E. Griffin by warranty deed dated August 11, 1909 and recorded in the Cumberland County Registry of Deeds in Book 845, Page 10 and the same premises acquired by Gladys V. Griffin and Wayne E. Griffin as the only heirs at law of Elsie E. Griffin and Arthur E. Griffin, their parents. The herein Grantor's interest derived as the widow of the said Wayne E. Griffin who died intestate April 23, 1973.

Witness my hand and seal this

In presence of:



28th day of December, 1977.

Edna Luella Griffin 

State of Maine  
County of Cumberland

, as

December 28, 1977

Then personally appeared the above named Edna Griffin and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Justice of the Peace Notary Public Attorney at Law

DEC 28 1977

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 4:10 PM, and recorded in

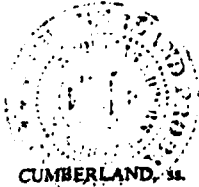
BOOK 4154 PAGE 111.

 Registrar



16779

Abstract of the Will of  
GLADYS VIVIAN GRIFFIN



STATE OF MAINE

CUMBERLAND, ss.

PROBATE OFFICE.

Portland, July 3, A. D. 19 73

I, WILLIAM B. HUGHES, Register of the Probate Court for said County of Cumberland hereby certify,

that  
the last Will and Testament  
of Gladys Vivian Griffin late of Portland  
deceased,  
was proved, approved and allowed by the Judge of Probate for said County of Cumberland at a Court  
held at Portland, on the third day of  
July A. D. 19 73; and that the following is a true copy of so much of said  
Will as devises Real Estate in the County of Cumberland  
aforesaid:

THIRD: I hereby give, devise and bequeath the real estate  
and buildings which I own located on Cliff Island, Portland,  
Maine, together with the contents therein (except paintings),  
to DR. JOSEPH ROBINSON BENNETT of Windham Center, Maine, in  
accordance with the wishes of my father, who had the house built  
and paid for it, *In the event Dr. Joseph Robinson Bennett predeceases me  
then I give devise and bequeath the real estate to Edison Bennett  
of Windham Center.*

*Edison Bennett*

SIXTH: All the rest, residue and remainder of my estate  
of every nature and description, including Lots 13, 14, and 15C  
located in Henson Acres, Sanford, Seminole County, Florida,  
and 53.110 shares of Enterprise Fund, Inc. and 79.997 shares

of Shareholders Trust of Boston, I hereby give, devise and bequeath as follows, after being liquidated by sale by my Executor named hereinbelow: one-half (1/2) of the residue of my said estate to RICHARD ORRISON, Director, Campus Laboratory School, Andrews University, Berrien Springs, Michigan; and the remaining one-half (1/2) of the residue of my said estate to PAUL E. MacVANE, JR. of Cliff Island, Portland, Maine. In the event either of the beneficiaries herein predecease me, then the entire residue of my estate I give, devise and bequeath to the surviving beneficiary.

SEVENTH: I nominate and appoint JOHN N. KELLY of Durham, Maine, Executor of this Will, and if he is unable or unwilling at any time to act as such, I nominate and appoint HARRY ZIMMERMAN Executor in his place and direct that no bond be required of either of them in said capacity.

I authorize and empower my Executor, without license of Probate Court, at public or private sale, not only to pay debts of my estate but also for the more convenient distribution of my said estate, to sell any or all of my real or personal estate, to retain and hold any property which is part of my estate without obligation to dispose of it, and to make distribution in cash or in kind or partly in each.

Witness my hand and the seal of the Probate Court for said County of Cumberland the day and year first above written.

*William B. Kelly*

Register.

JUL 18 1973

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 2 H 55 PM, and recorded in

BOOK 3430 PAGE 159 to Extra Reg. Cell Register

We have and hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Maine Savings Bank, its successors and assigns, their heirs and assigns forever, to their use and behoof forever. And we for ourselves and our heirs, executors and administrators do covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the granted premises; that they are free from all incumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

Provided Nevertheless, that if the said Grantor(s), their heirs, executors or administrators shall pay to the said Grantee, its successors or assigns, the sum of Twelve Thousand Dollars (\$12,000.00), in accordance with the terms of a certain note of even date herewith or any renewal or extensions thereof and shall continue to be bound by all debts and obligations secured by such note or notes until the same are paid in full, then the said Grantor(s) shall be bound by the terms of the said note or notes and shall be liable to the said Grantee, its successors and assigns, for the same as if the said Grantor(s) had been a party to the same and shall be bound by the terms of the said note or notes and shall be liable to the said Grantee, its successors and assigns, for the same as if the said Grantor(s) had been a party to the same.

Notwithstanding with interest on such indebtedness as agreed upon, and if not agreed upon as set by law, and while any such indebtedness is outstanding shall pay all taxes, assessments, and claims for which liens superior to this mortgage may be placed on the granted premises, to whomsoever laid, billed or assessed, and shall keep the buildings and improvements thereon insured against fire and other casualty payable to, and in manner and amount satisfactory to, Grantee, its successors and assigns, and shall repay to said Grantee, its successors and assigns, on demand all sums they may pay for taxes, assessments, superior lien claims, insurance, reasonable repairs, maintenance and improvements upon said premises, whether necessary or not, and all expenses, if any incurred, of foreclosure of this mortgage, together with reasonable counsel fees with interest on said sums as aforesaid, all of which sums to be included under the security of this mortgage, and shall not commit nor suffer any strip or waste of the granted premises, nor commit any breach of any covenants or agreement herein contained, then this deed as also all said indebtedness shall be void, otherwise shall remain in full force and effect. Upon breach of any covenant or agreement herein contained or contained in any evidence of indebtedness above described, the Grantee, its successors and assigns, may declare all indebtedness secured by this mortgage due and payable at once regardless of the terms of any such indebtedness not then in default.

Provided, further, that it is an additional covenant of the Grantor(s) herein for breach of which foreclosure may be claimed and for breach of which all indebtedness secured hereby may be declared due and payable at once, that title to the within described mortgaged premises shall not pass from Grantor(s), or from any subsequent title holder(s), either voluntarily or involuntarily. This covenant shall continue until all indebtedness and obligations secured hereby are satisfied, and permission given, or election not to foreclose or accelerate said indebtedness by Grantee, its successors or assigns, as to any one such transfer, shall not constitute a waiver of any rights of Grantee, its successors or assigns, as to any subsequent such transfer of title as to which this covenant shall remain in full force and effect. The term title as used herein shall mean the estate of the Grantor(s) subject to the lien of this mortgage.

Provided, further, that if the Grantor herein is a corporation, the Grantee, its successors and assigns, shall have The Statutory Power of Sale in addition to any other remedies for breach of any covenant, condition or agreement herein contained.

In Witness Whereof, We, Joseph Bennett and Judith Bennett, being husband and wife, respective joining in this deed as Grantor(s) and relinquishing and conveying our/ rights by descent and otherwise in the granted premises, have hereunto set our hand(s) and seal(s) this 23rd day of August in the year of our Lord one thousand nine hundred and Seventy-eight

Signed, Read and Delivered in presence of  
Carmen P. Carson  
to Both

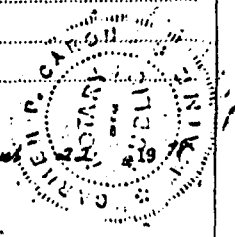
Joseph R. Bennett  
Judith Bennett

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

Personally appeared the above-named Joseph R. Bennett and acknowledged the above instrument to be his free act and deed. Before me,

Carmen P. Carson  
Notary Public - Justice of the Peace

My Commission Expires May 8, 81



STATE OF MAINE  
CUMBERLAND, ss. REGISTRY OF DEEDS  
Received at 3:37 P.M. on AUG 24 1978 and recorded in  
Book 4289 Page 137  
Leah S. Gullotta DEPUTY Register

Discharge

Book

8398

Page

279

25166

137

**Know All Men by These Presents, that**

We, Joseph Bennett and Judith Bennett, both of Cliff Island, County Of Cumberland and State Of Maine,

In consideration of Twelve Thousand Dollars (\$12,000.00) dollars,  
paid by the Maine Savings Bank, a corporation established by law, at Portland, in the County of Cumberland, and State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Maine Savings Bank, its successors and assigns forever

A certain lot of land situated on said Cliff Island bounded and described as follows namely;- Commencing at a point or stake on the southeasterly shore of said Cliff Island, which point is sixty (60) feet more or less, Southwesterly from land of Walter Griffin, said point being the Southeasterly boundary of land of Ellen McKeen, thence from said point ninety (90) feet more or less northwesterly to the city road, thence northwesterly sixty (60) feet more or less, to land of Walter Griffin, thence ninety (90) feet more or less, southeasterly to the sea shore, thence sixty (60) feet more or less, southwesterly to the point of beginning. Being the same premises conveyed to me by George H. Griffin et als, by deed dated January 21st 1907, and recorded in Cumberland Registry of Deeds in Book 798 page 460.



Albert Frick Associates, Inc.

Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04038

(207) 839-5563

Date: 10/11

Work Sheet

Correspondence

Telephone Message

Other

Project: BENNETT, CLIFF ISLAND, PORTLAND

Dear DON:

Please review proposed Overboard Discharge Application.

Please forward to Mr. Bennett if it meets your approval to sign.

Please add ① Proof of Title

② Sworn affidavit on past use of property.

Please follow instructions for publication notification of abutters, & certificate of Notice of Intent to file to Town Clerk.

Call me if you or Mr. Bennett have any questions or matters for additional discussion

Respectfully

Albert Frick

Don Belanger  
Bell Development Corp.  
35 Val Halla Road  
Cumberland, Maine  
October 25, 2000

Ms Mary Morgan  
Project Manager  
Overboard Discharge Licensing Program  
DEP  
17 State House Station  
Augusta, Maine 04333-0017

Dear Ms Morgan:

Thank you for taking the time to review this case and your regulations with me yesterday. After talking with you I contacted Al Frick and we discussed overboard waste discharge licensing requirements, as I understood them after talking to you. He felt that it would be in everyone's best interest if he again contacted you and health engineering to further discuss and clarify this matter. He also suggested that I continue to do research on exactly how long this house has been vacant and when people lived in it year round.

Because of the time constraints placed on this project by the City of Portland, and because Al felt he could work within the regulations and still proceed with this application, I elected to mail the application packet to you, as is. This will get the process underway and will also demonstrate that my client, Mr. Bennett, is actively proceeding forward with this project.

Sincerely



Don Belanger

cc: Albert Frick, Albert Frick Associates  
Michael Nugent, CEO City of Portland  
Linda Robinson, DHE  
Joseph Bennett





STATE OF MAINE  
DEPARTMENT OF HUMAN SERVICES  
DIVISION OF HEALTH ENGINEERING  
10 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333-0010

ANGUS S. KING, JR.  
GOVERNOR

KEVIN W. CONCANNON  
COMMISSIONER

November 1, 2000

To: Albert Frick, SE

From: James A. Jacobsen, Program Manager

Re: Joseph Bennett Property, Cliff Island, Portland

---

It is my understanding that the referenced property is being reviewed for suitability for an onsite sewage disposal system to take the place of an existing overboard discharge.

The 5,400 square foot property is currently developed with a derelict dwelling, which reportedly has not been used for many years. Certainly, the photographs you provided demonstrate that the structure is without question dilapidated and unlivable. Further, installation of an onsite sewage disposal system on the site would require extraordinary setback reductions from water bodies and wells.

The Division has a long-standing informal policy of extending Replacement System criteria to proposals to install onsite sewage disposal systems which would take the place of licensed or unlicensed overboard discharges. However, based upon the information you have submitted, particularly concerning the discontinued use of the structure, this office finds that the property in no reasonable way can be construed to qualify for Replacement System status.

Therefore, the Division finds that any onsite sewage disposal system to be installed on this property must meet First Time System criteria.

Feel free to contact me if you have any questions.

/jaj

xc: File  
Mary Morgan, MDEP



PRINTED ON RECYCLED PAPER



**Albert Frick Associates, Inc.**

**Soil Scientists & Site Evaluators**

95A County Road Gorham, Maine 04038  
(207) 839-5563 FAX (207) 839-5564

Albert Frick SS, SE  
James Logan SS, SE  
Matthew Logan SE  
Brady Frick, SE

September 27, 2000

Mary Morgan  
DEP-Augusta  
17 State House Station  
Augusta, ME 04333

Re: Bennett property (Map 109B, Lot 2), Island Road, Cliff Island, Portland

Dear Mary:

We spoke on September 20, 2000 concerning the above-referenced property. Thank-you for sending me an overboard discharge application.

I did an on-site evaluation for the above-referenced property on September 14, 2000.

Following is a summary of my findings:

- There is an existing structure on the property that appeared to consist of three or four bedrooms. There was evidence of a lead pipe sink drain and a last row 4" dia cast iron waste pipe observed in the structure (see Photo 3)
- A water pump and storage tank was observed outside the building which was assumed to be pump that served the dwelling (see photo 10)
- Bob Howe (local island resident) consulted with old neighbors who reported that the structure has been used year-round in the distant past.
- Old documentation obtained by Don Belanger indicated that a well had existed in the northerly corner of the property near Griffins Cove. This well is non-evident today and there is a relatively new well drilled on property near road (see Photo 5 and Site Plan)
- An on-site subsurface wastewater disposal system cannot be installed on the property in accordance with the State of Maine Subsurface Wastewater Disposal Rules.

The following variance would be required:

- Reduction of 100' setback to Griffin Cove to 15'
- Reduction of 100' setback to neighbor's well to 45'
- Reduction of 100' setback to owner and to 45'
- Reduction of 15' to building to 10'

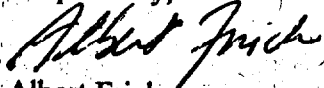
The existing structures in the immediate vicinity are connected to a licensed overboard discharge system (see Figure 1). It is my professional opinion that the best and most reasonable solution to upgrade the wastewater disposal for this property would be connection to the approved community-licensed overboard with primary treatment (1000 gallon septic tank) (see copy of proposed design).

It is my opinion that the applicant, Mr. Bennett, meets the criteria of Chapter 596B.1.a. through i. (attached). Following is a summary of the conditions:

- (a) The dwelling existed as a recognized structure in the City of Portland tax logs into the early 1900's (see attached affidavits concerning local knowledge of dwelling's historical use). The City of Portland describes the dwelling as a 3-bedroom single family residence.
- (b) A subsurface wastewater disposal system cannot be installed in compliance with the State of Maine Subsurface Wastewater Disposal Rules (see Site Plan attached). A copy of the application has been sent to Linda Robinson, at the Division of Health Engineering, for confirmation and variance consideration.
- (c) A publicly owned sewer line is not located on an abutting land. However, components of publicly owned overboard discharge system is in the immediate vicinity which the applicant proposes to connect to.
- (d) There is no sanitary sewer on Cliff Island and servicing holding tanks are not practical.
- (e) Cliff Island is not connected to the mainland by vehicle bridge or scheduled car ferry service.
- (f)(g)(h)(i) The receiving water has an existing licensed quasi-municipal Overboard Discharge from 13 dwellings.

Please contact me if you have any questions or additional matters for discussion.

Respectfully,



Albert Frick  
AF/nd

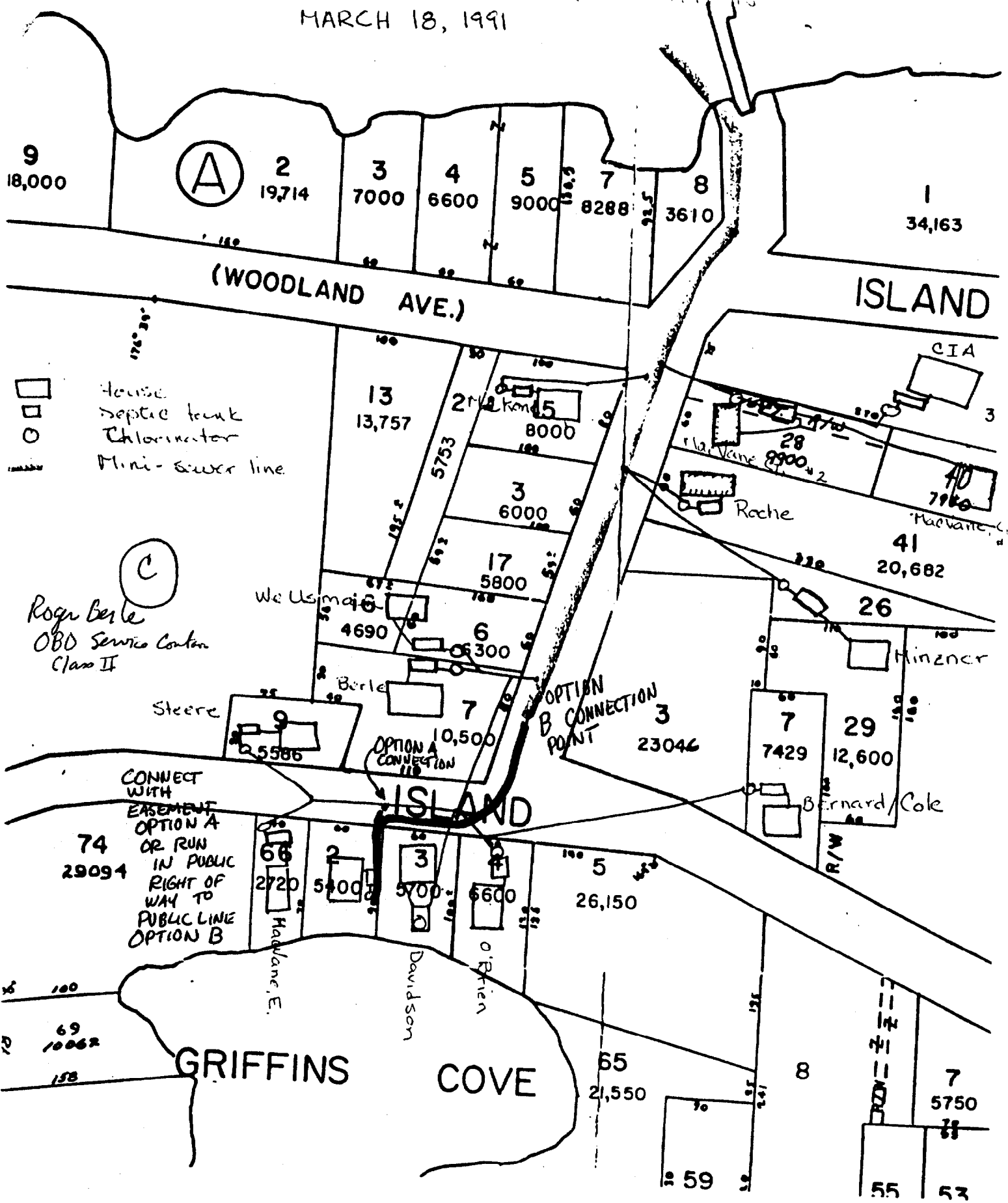
Enc.

Cc. Linda Robinson, DHE  
Don Belanger, Building Contractor  
Michael Nugent, Portland Code Enforcement Officer  
Joseph Bennett, property owner



Albert Frick Associates, Inc.  
Soil Scientists & Site Evaluators

MARCH 18, 1991



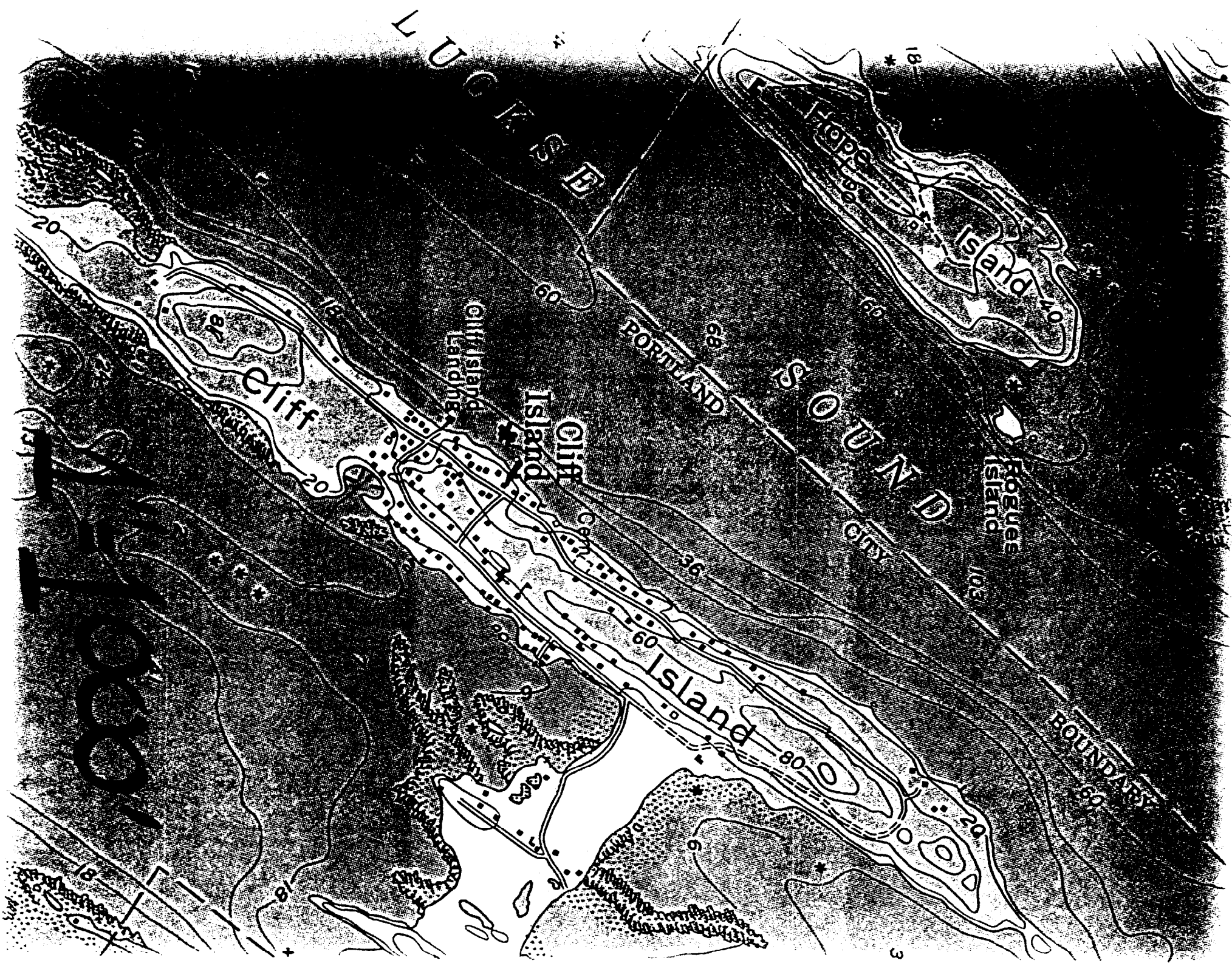
Mary Morgan

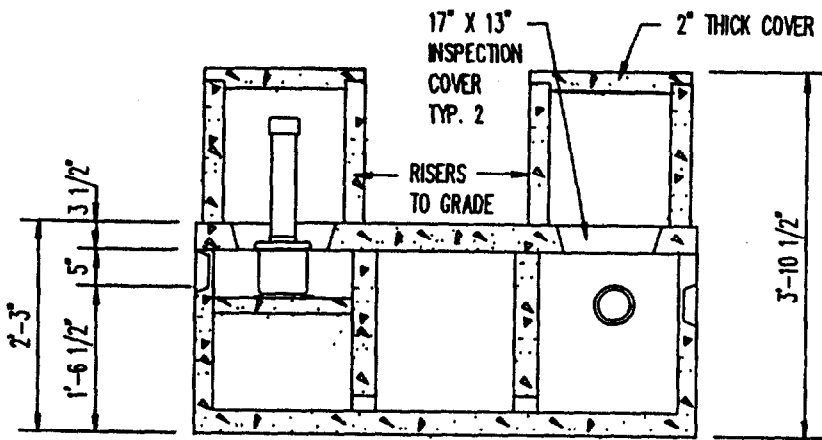
FIGURE 1:  
EXISTING OVERBOARD DISCHARGE

Cliff Island Mini-Community Sewer Line: Membership Addresses

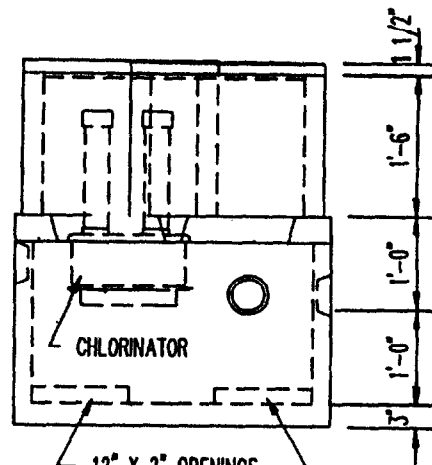
|                                        |                                  |                                |
|----------------------------------------|----------------------------------|--------------------------------|
| Roger Berle<br>**(#W003176)            | 6 Island Avenue                  | Cliff Island, Maine 04019      |
| Cliff Island Association,              | c/o David Crowley, President     | Cliff Island, Maine 04019      |
| Phil Cole                              | 120 Walnut Tree Hill Road        | Sandy Hook, Connecticut 06482  |
| Alan Kidder<br>** (Davidson: #W001117) | PSC # 557, Box # 74              | FPO-AP 96379-0074              |
| Ethel MacVane<br>**(#W003518)          | 300 East Bridge Street           | Westbrook, Maine 04092         |
| Gary MacVane                           |                                  | Cliff Island, Maine 04019      |
| Paul MacVane Estate,                   | c/o Gary MacVane                 | Cliff Island, Maine 04019      |
| Norman McKone,<br>**(#W001435)         | DOS Tunis                        | Washington, DC 20521-6360      |
| Ray Minzner                            | #215 Rio Villa Drive #3263       | Punta Gorda, Florida 33950     |
| Margaret O'Brien<br>**(#W001116)       | 89 Indian Trail                  | Duxbury, Massachusetts 02332   |
| Ben Potter                             | 31 West Bourne Road,             | Concord, New Hampshire 03301   |
| Nancy Roche                            | Tantumorum Road                  | Lyme, Connecticut 06371        |
| Lincoln Shedd                          | Dolly Road                       | Concord, New Hampshire 03301   |
| Anne Steere                            | P.O. Box # 131, Fairgrounds Road | Bradford, New Hampshire 03221  |
| Harry Wellsman                         | 330 Gorwin Drive                 | Holliston, Massachusetts 01746 |

May 1998

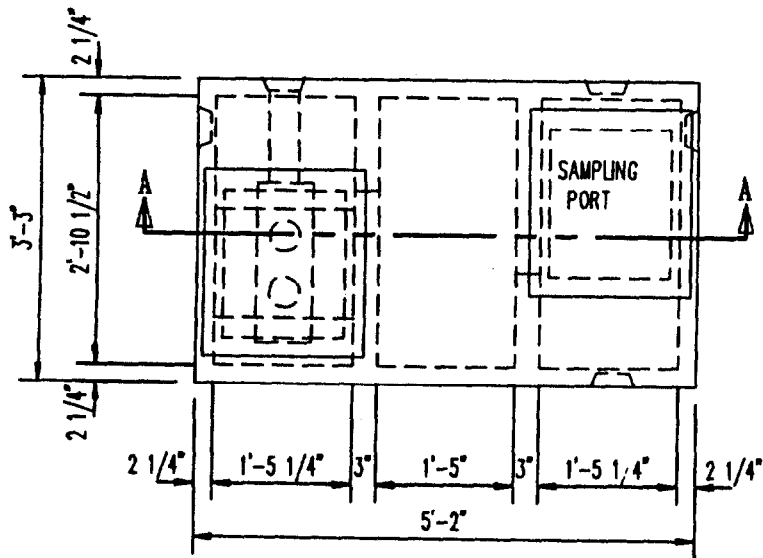




SECTION A-A



RIGHT END VIEW



PLAN VIEW

NOTES:

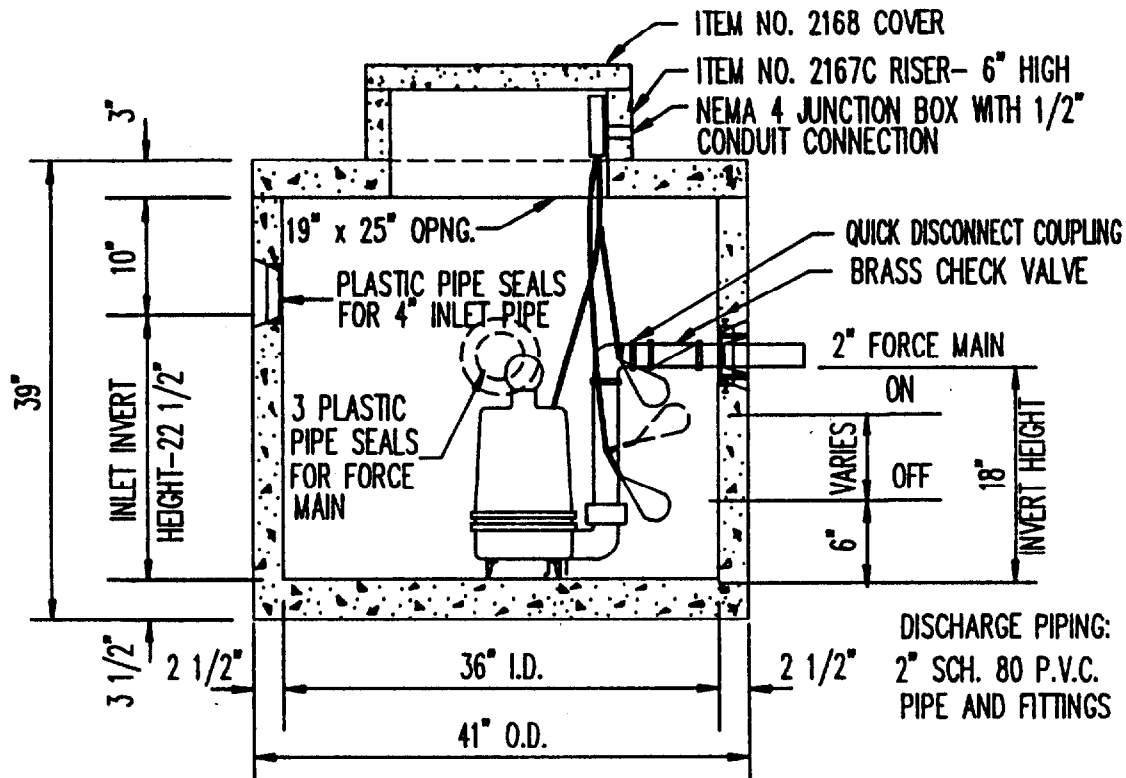
1. CHOICE OF SANURIL CHLORINATOR:  
 A. MINI-SAN 200 TO 1500 GAL./DAY  
 B. MINI-SAN 100 TO 7500 GAL./DAY
2. CONCRETE: 4,000 PSI AFTER 28 DAYS.
3. REINFORCING: 6X6/10X10 W.W.M..
4. WEIGHT: 2500lbs. W/O RISER BLOCKS.
5. RETENTION CAPACITY IS APPROX. 90 GAL.
6. LARGER CHAMBERS ARE AVAILABLE.

ITEM NO. K-1900



SUPERIOR  
 CONCRETE CO., INC.  
 AUBURN, ME.

PRECAST CHLORINE  
 CONTACT CHAMBER

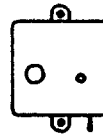


SECTION VIEW

REINFORCED PRECAST CONCRETE  
WET WELL WITH A

**BARNES**

SE411 (4/10 HP 115V 1 $\phi$ )  
SUBMERSIBLE PUMP



HIGH WATER ALARM  
WITH RED LIGHT, BUZZER, AND  
ONE MERCURY FLOAT SWITCH  
SEE PAGE IIIA3

- ITEM # 3155B MODEL NO. SE51 (1/2 H.P., 115V., 1 $\phi$ )
- ITEM # 3155C MODEL NO. EH51 (1/2 H.P., 115V., 1 $\phi$ )
- ITEM # 3155D MODEL NO. EH102 (1 H.P., 230V., 1 $\phi$ )

**NOTES:**

1. PROVIDED WITH 30 FEET OF CABLE.
2. HEAVY CAST IRON MOTOR COVER AND PUMP CASE.
3. ADJUSTABLE LEVEL CONTROL SWITCHES.
4. AVAILABLE IN 4' LD. PUMP TANK.
5. AVAILABLE WITH ABOVE GROUND JUNCTION BOX - SEE PAGE IIIA3.

ITEM NO. 3155A



**SUPERIOR**  
CONCRETE CO., INC.  
AUBURN, ME.

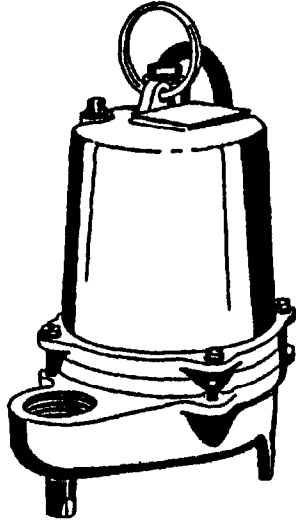
PACKAGE RESIDENTIAL  
LIFT STATION

BASING  
 B.  
 SUBMERSIBLE  
 PUMP STATIONS  
 C  
 PUMP STATIONS  
 PUMP STATIONS



**SUBMERSIBLE WASTEWATER PUMPS**  
**2" Non-Clogs**  
**1-1/2" Spherical Solids Handling**

|            |      |
|------------|------|
| SECTION    | 4A   |
| PAGE       | 1    |
| ISSUED     | 7/92 |
| SUPERSEDES | 7/90 |



**Series: SE .4 HP**  
**1750 RPM**  
**(SE411 & SE421)**



**PUMP SPECIFICATIONS**

**DISCHARGE:** 2" NPT, Vertical  
**LIQUID TEMPERATURE:** 160° F Intermittent.  
**VOLUTE:** Cast Iron, ASTM A-48 Class 30.  
**MOTOR HOUSING:** Cast Iron ASTM A-48, Class 30.  
**SEAL PLATE:** Cast Iron ASTM A-48 Class 30.  
**IMPELLER:**

*Design:* 2 Vane, Open, With Pump Out Vanes On Back Side. Dynamically Balanced.

*Material:* Zytel 70G43 Nylon, Glass Filled.

**SHAFT:** 416 Stainless Steel  
**SQUARE RINGS:** Buna-N  
**HARDWARE:** 300 Series Stainless Steel  
**PAINT:** Air Dry Enamel

**SEAL:** *Design:* Single Mechanical Oil-Filled With Secondary Exclusion Seal

*Material:* Rotating Face - Carbon  
 Stationary Face - Ceramic  
 Elastomer - Buna-N  
 Hardware - 300 Series Stainless

**CABLE ENTRY:** 15 ft. Cord (Plug On 115 Volt), Pressure Grommet For Sealing And Strain Relief.

**SPEED:** 1750 RPM (Nom.)  
**UPPER BEARING:**

*Design:* Sleeve  
*Lubrication:* Oil  
*Load:* Radial

**LOWER BEARING:**

*Design:* Single Row, Ball  
*Lubrication:* Oil  
*Load:* Radial & Thrust

**MOTOR:**

*Design:* NEMA B; Completely Oil-Filled, Squirrel Cage Induction  
*Insulation:* Class A

**SINGLE PHASE:** Permanent Split Capacitor (PSC). Includes Overload Protection In Motor.

**OPTIONAL EQUIPMENT:** Seal Face Material, Additional Cable and Cast Iron Impeller.



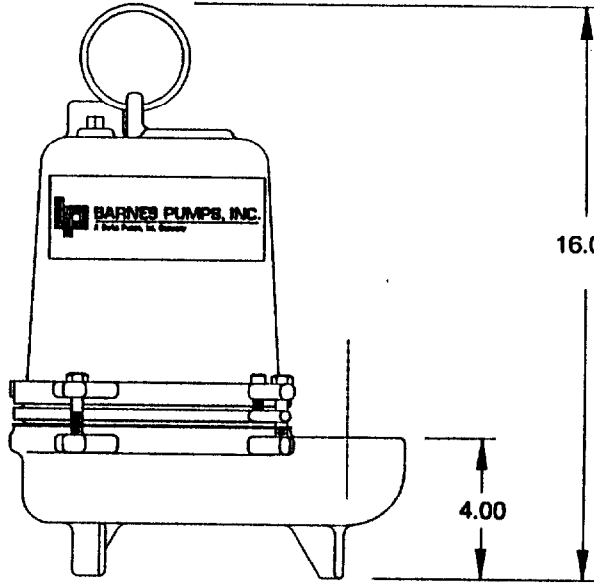
**BARNES PUMPS, INC.**

A Burks Pumps, Inc. Company  
 Distributor Sales & Service Dept.  
 420 Third Street/PO Box 603  
 Piqua, Ohio 45358-0603  
 Ph: (513) 773-2442  
 Fax: (513) 773-2238

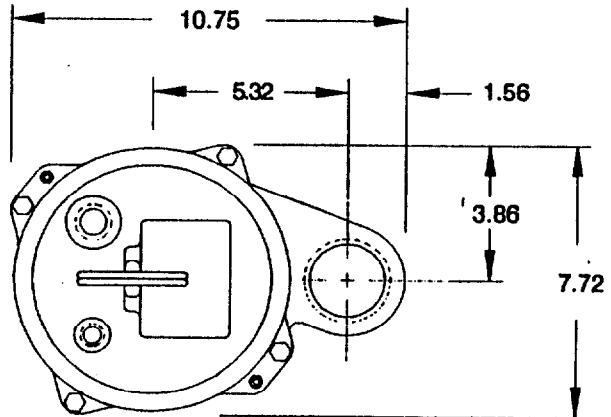
Special Bids & Project Sales  
 1485 Lexington Ave.  
 Mansfield, Ohio 44907-2674  
 Ph: (419) 774-1511  
 Fax: (419) 774-1530



|            |      |
|------------|------|
| SECTION    | 4A   |
| PAGE       | 2    |
| ISSUED     | 7/92 |
| SUPERSEDES | 7/91 |



SE411A supplied with Wide Angle Level Control attached to pump.



| MODEL NO. | PART NO. | HP  | VOLT | PH | RPM (Nom) | NEMA CODE | FULL LOAD AMPS | LOCKED ROTOR AMPS | CORD SIZE | CORD TYPE | CORD OD |
|-----------|----------|-----|------|----|-----------|-----------|----------------|-------------------|-----------|-----------|---------|
| SE411     | 068701   | 0.4 | 115  | 1  | 1750      | A         | 10.0           | 19.0              | 14/3      | SJTO      | 0.390   |
| SE411A    | 082215   | 0.4 | 115  | 1  | 1750      | A         | 10.0           | 19.0              | 14/3      | SJTO      | 0.390   |
| SE421     | 082089   | 0.4 | 230  | 1  | 1750      | A         | 5.0            | 9.5               | 14/3      | SJTO      | 0.390   |



Underwriters Laboratories Inc. ®

**IMPORTANT!**

- 1.) DO NOT USE THIS PUMP TO PUMP FLAMMABLE LIQUIDS.
- 2.) THIS PUMP IS NOT RECOMMENDED FOR USE IN LOCATIONS SPECIFIED AS HAZARDOUS.
- 3.) THIS PUMP IS NOT APPROVED FOR USE IN SWIMMING POOLS, RECREATIONAL WATER INSTALLATIONS, DECORATIVE FOUNTAINS OR ANY INSTALLATION WHERE HUMAN CONTACT WITH THE PUMPED FLUID IS COMMON WHILE THE PUMP IS RUNNING.
- 4.) PUMP CAN BE OPERATED DRY FOR EXTENDED PERIODS WITHOUT DAMAGE TO MOTOR AND/OR SEALS.



**BARNES PUMPS, INC.**

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 Distributor Sales & Service Dept.  
 420 Third Street/PO Box 603  
 Piqua, Ohio 45358-0603  
 Ph: (513) 773-2442  
 Fax: (513) 773-2238

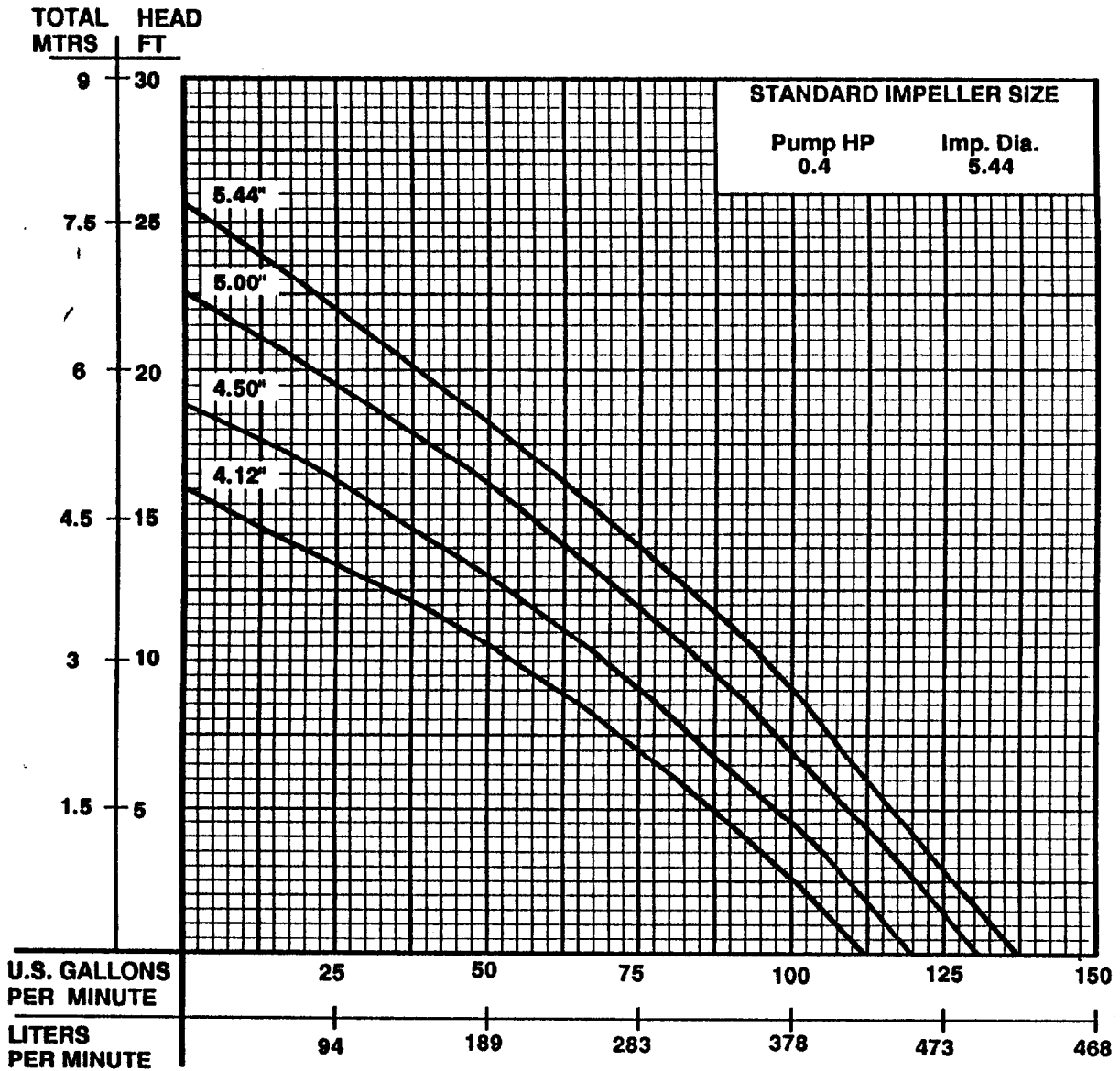
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 Mansfield, Ohio 44907-2674  
 Ph: (419) 774-1511  
 Fax: (419) 774-1530



# PERFORMANCE CURVE

## SERIES: SE ,0.4 HP, 1750RPM

|            |      |
|------------|------|
| SECTION    | 4A   |
| PAGE       | 3    |
| ISSUED     | 7/92 |
| SUPERSEDES | 7/90 |



Testing is performed with water, specific gravity of 1.0 @ 68° F, other fluids may vary performance.



## BARNES PUMPS, INC.

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**RECOMMEND OVERBOARD DISCHARGE**

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Maine Department of Human Services  
Division of Health Inspection, 100 State St.  
Portland, ME 04102 FAX (603) 897-4172

|                                                                                                                                                                                                    |                                                                                                |                                                                                                                                                                                                                                                                                                            |                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>PROPERTY LOCATION</b>                                                                                                                                                                           |                                                                                                | <b>&gt;&gt; Caution: Permit Required - Attach In Space Below &lt;&lt;</b>                                                                                                                                                                                                                                  |                     |
| City, Town, or Plantation                                                                                                                                                                          | <b>PORTLAND, CLIFF ISLAND</b>                                                                  | The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules. |                     |
| Street or Road                                                                                                                                                                                     | <b>ISLAND ROAD</b>                                                                             |                                                                                                                                                                                                                                                                                                            |                     |
| Subdivision, Lot *                                                                                                                                                                                 |                                                                                                |                                                                                                                                                                                                                                                                                                            |                     |
| <b>OWNER/APPLICANT INFORMATION</b>                                                                                                                                                                 |                                                                                                |                                                                                                                                                                                                                                                                                                            |                     |
| Name (last, first, MI)                                                                                                                                                                             | <b>BENNETT JOSEPH</b>                                                                          | Owner                                                                                                                                                                                                                                                                                                      | <b>Applicant</b>    |
| Mailing Address of                                                                                                                                                                                 | <b>DON BELANGER<br/>BELL DEVELOPMENT CORP.<br/>35 VAL HALLA DRIVE<br/>CUMBERLAND, ME 04021</b> |                                                                                                                                                                                                                                                                                                            |                     |
| Daytime Tel. *                                                                                                                                                                                     | <b>829-6486 (831-5622)</b>                                                                     | Municipal Tax Map *                                                                                                                                                                                                                                                                                        | <b>109B Lot * 2</b> |
| <b>Owner or Applicant Statement</b>                                                                                                                                                                |                                                                                                | <b>Caution: Inspections Required</b>                                                                                                                                                                                                                                                                       |                     |
| I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit. |                                                                                                | I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.                                                                                                                                                             |                     |
| Signature of Owner / Applicant _____ Date _____                                                                                                                                                    |                                                                                                | Local Plumbing Inspector Signature _____ (1st) Date Approved _____<br>_____<br>(2nd) Date Approved _____                                                                                                                                                                                                   |                     |

**PERMIT INFORMATION**


|                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TYPE OF APPLICATION</b><br>1. <input type="checkbox"/> First Time System<br>2. <input checked="" type="checkbox"/> Replacement System<br>Type Replaced: <u>OVERBOARD DISCHARGE</u><br>Year Installed: <u>BEFORE 1970</u><br>3. <input type="checkbox"/> Expanded System<br>a. <input type="checkbox"/> One-time exempted<br>b. <input type="checkbox"/> Non exempted<br>4. <input type="checkbox"/> Experimental System<br>5. <input type="checkbox"/> Seasonal Conversion | <b>THIS APPLICATION REQUIRES</b><br>1. <input type="checkbox"/> No Rule Variance<br>2. <input type="checkbox"/> First Time System Variance<br>a. <input type="checkbox"/> Local Plumbing Inspector Approval<br>b. <input type="checkbox"/> State & Local Plumbing Inspector Approval<br>3. Replacement System Variance<br>a. <input type="checkbox"/> Local Plumbing Inspector Approval<br>b. <input checked="" type="checkbox"/> State & Local Plumbing Inspector Approval<br>4. <input type="checkbox"/> Minimum Lot Size Variance<br>5. <input type="checkbox"/> Seasonal Conversion Approval | <b>DISPOSAL SYSTEM COMPONENT(S)</b><br>1. <input type="checkbox"/> Complete Non-Engineered System<br>2. <input type="checkbox"/> Primitive System (graywater & alt toilet)<br>3. <input type="checkbox"/> Alternative Toilet, specify: _____<br>4. <input type="checkbox"/> Non-Engineered Treatment Tank (only)<br>5. <input type="checkbox"/> Holding Tank, _____ Gallons<br>6. <input type="checkbox"/> Non-Engineered Disposal Field (only)<br>7. <input type="checkbox"/> Separated Laundry System<br>8. <input type="checkbox"/> Complete Engineered System (2000 gpd+)<br>9. <input type="checkbox"/> Engineered Treatment Tank (only)<br>10. <input type="checkbox"/> Engineered Disposal field (only)<br>11. <input type="checkbox"/> Pre-treatment, specify: _____<br>12. <input type="checkbox"/> Miscellaneous components |
| <b>SIZE OF PROPERTY</b><br><b>5400</b> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> acres                                                                                                                                                                                                                                                                                                                                                             | <b>DISPOSAL SYSTEM TO SERVE</b><br>1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>4</u><br>2. <input type="checkbox"/> Multiple Family Dwelling, No of Units: _____<br>3. <input type="checkbox"/> Other: _____<br>SPECIFY _____                                                                                                                                                                                                                                                                                                                        | <b>TYPE OF WATER SUPPLY</b><br>1. <input checked="" type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private<br>4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>SHORELAND ZONING</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

**DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)**

|                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TREATMENT TANK</b><br>1. <input type="checkbox"/> Concrete<br>a. <input type="checkbox"/> Regular<br>b. <input type="checkbox"/> Low Profile<br>2. <input type="checkbox"/> Plastic<br>3. <input type="checkbox"/> Other: _____<br>CAPACITY _____ gallons | <b>DISPOSAL FIELD TYPE &amp; SIZE</b><br>1. <input type="checkbox"/> Stone Bed 2. Stone Trench<br>3. <input type="checkbox"/> Proprietary Device<br>a. <input type="checkbox"/> Cluster array c. <input type="checkbox"/> Linear<br>b. <input type="checkbox"/> Regular d. <input type="checkbox"/> H-20 loaded<br>4. <input type="checkbox"/> Other: _____<br>SIZE _____ <input type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft. | <b>GARBAGE DISPOSAL UNIT</b><br>1. <input type="checkbox"/> No 3. <input type="checkbox"/> Maybe<br>2. <input type="checkbox"/> Yes >> Specify one below:<br>a. <input type="checkbox"/> Multi-compartment tank<br>b. <input type="checkbox"/> Tank in series<br>c. <input type="checkbox"/> Increase in tank capacity<br>d. <input type="checkbox"/> Filter on tank outlet | <b>DESIGN FLOW</b><br><b>360</b> gallons per day<br>BASED ON:<br>1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s))<br>2. <input type="checkbox"/> Table 501.2 (other facilities)<br>SHOW CALCULATIONS - for other facilities -<br><br><b>3-4 BEDROOMS AT 90 GALLONS PER DAY EACH = 360 GPD</b><br><br>3. <input type="checkbox"/> Section 503.0 (meter readings)<br>ATTACH WATER-METER DATA |
| <b>SOIL DATA &amp; DESIGN CLASS</b><br>PROFILE CONDITION DESIGN<br><u>2 / A / 1</u><br>AT Observation Hole * <u>TP 1</u><br>Depth <u>26</u> " Elevation _____"<br>OF MOST LIMITING SOIL FACTOR                                                               | <b>DISPOSAL FIELD SIZING</b><br>1. <input type="checkbox"/> Small - 2.0 sq.ft./gpd<br>2. <input type="checkbox"/> Medium - 2.6 sq.ft./gpd<br>3. <input type="checkbox"/> Medium-Large - 3.3 sq.ft./gpd<br>4. <input type="checkbox"/> Large - 4.1 sq.ft./gpd<br>5. <input type="checkbox"/> Extra-Large - 5.0 sq.ft./gpd                                                                                                                     | <b>PUMPING</b><br>1. <input type="checkbox"/> Not required<br>2. <input type="checkbox"/> May be required<br>3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems:<br>DOSE: _____ Gallons                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                 |

**SITE EVALUATOR STATEMENT**

I certify that on 9/14/00 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241).

  
 Site Evaluator Signature \_\_\_\_\_ SE \* 63 \_\_\_\_\_ Date 10/4/2000  
 ALBERT FRICK ASSOCIATES - 85A COUNTY ROAD ROAD GORHAM, MAINE 04038 - (207) 839-5563

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

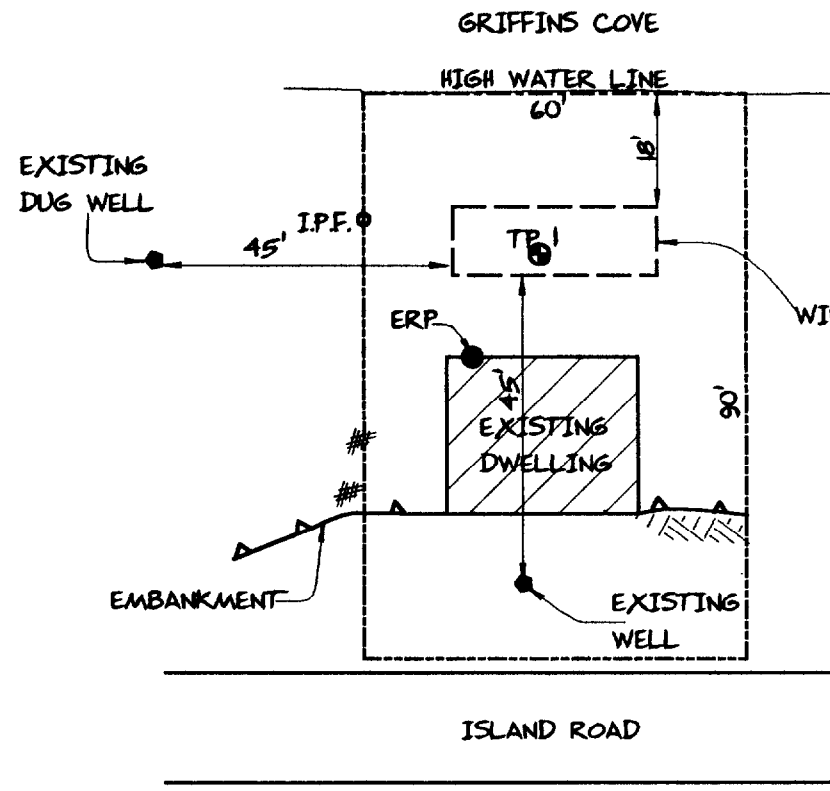
Department of Human Services  
Division of Health Engineering

Town, City, Plantation: **PORTLAND, CLIFF ISLAND** Street, Road Subdivision: **ISLAND ROAD** Owner's Name: **JOSEPH BENNETT**

SITE PLAN Scale 1" = 30 Ft. or as shown

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)

SEE ATTACHED TOPO



RECOMMEND OVERBOARD DISCHARGE

## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

| DEPTH BELOW MINERAL SOIL SURFACE (inches) | Texture    | Consistency | Color      | Mottling |
|-------------------------------------------|------------|-------------|------------|----------|
| 0                                         |            |             |            |          |
| 10                                        | SANDY LOAM | FRIABLE     | DARK BROWN |          |
| 20                                        |            |             |            |          |
| 30                                        |            |             |            |          |
| 35                                        | BEDROCK    |             |            |          |
| 40                                        |            |             |            |          |
| 50                                        |            |             |            |          |

|                                 |                |                                |                                                                                                                                                                          |
|---------------------------------|----------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Soil Classification<br><u>B</u> | Slope<br>___ % | Limiting Factor<br><u>26</u> " | <input type="checkbox"/> Ground Water<br><input type="checkbox"/> Restrictive Layer<br><input checked="" type="checkbox"/> Bedrock<br><input type="checkbox"/> Pit Depth |
| Profile <u>A</u>                | Condition      |                                |                                                                                                                                                                          |

Observation Hole \_\_\_\_\_  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

| DEPTH BELOW MINERAL SOIL SURFACE (inches) | Texture | Consistency | Color | Mottling |
|-------------------------------------------|---------|-------------|-------|----------|
| 0                                         |         |             |       |          |
| 10                                        |         |             |       |          |
| 20                                        |         |             |       |          |
| 30                                        |         |             |       |          |
| 40                                        |         |             |       |          |
| 50                                        |         |             |       |          |

|                     |                |                 |                                                                                                                                                               |
|---------------------|----------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Soil Classification | Slope<br>___ % | Limiting Factor | <input type="checkbox"/> Ground Water<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock<br><input type="checkbox"/> Pit Depth |
| Profile             | Condition      |                 |                                                                                                                                                               |

*Albert Frick*  
Site Evaluator Signature

63  
SE

10/4/2000  
Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

PORTLAND, CLIFF ISLAND

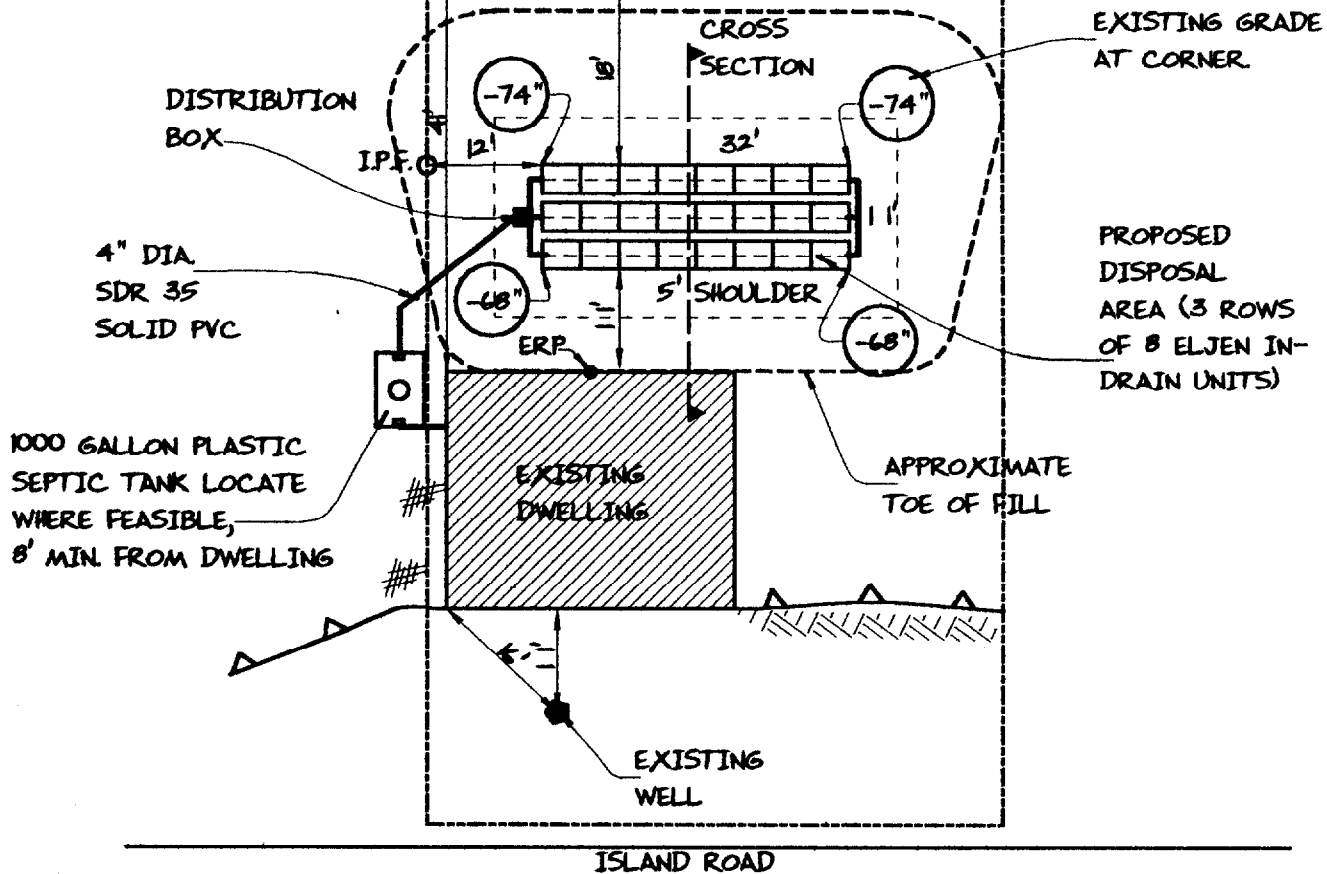
ISLAND ROAD

N/F BENNETT

APPROX. HIGH  
WATER MARK

## SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT.



### FILL REQUIREMENTS

Depth of Fill (Upslope) ± 27"  
Depth of Fill (Downslope) ± 33"

### CONSTRUCTION ELEVATIONS

Finished Grade Elevation  
Top of Distribution Pipe or Proprietary Device  
Bottom of Disposal Area

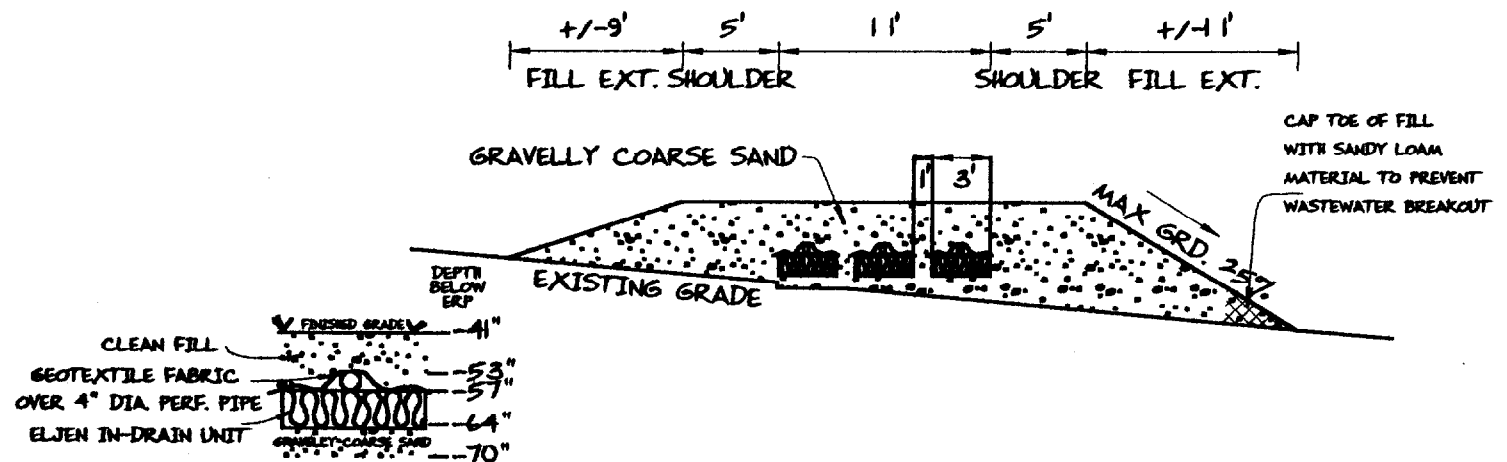
-41"  
-53"  
-70"

### ELEVATION REFERENCE POINT

Location & Description  
BOTTOM OF SIDING  
Reference Elevation 00"

### DISPOSAL AREA CROSS SECTION

SCALE:  
VERTICAL: 1" = 5 FT  
HORIZONTAL: 1" = 10 FT



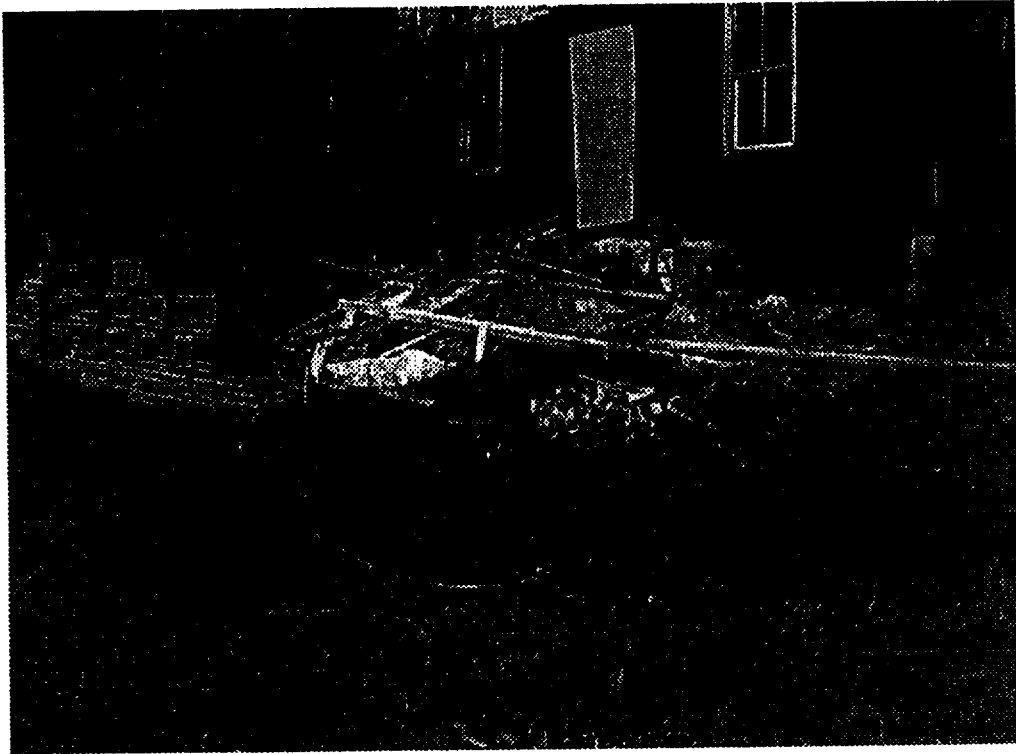
Site Evaluator Signature

163  
SE

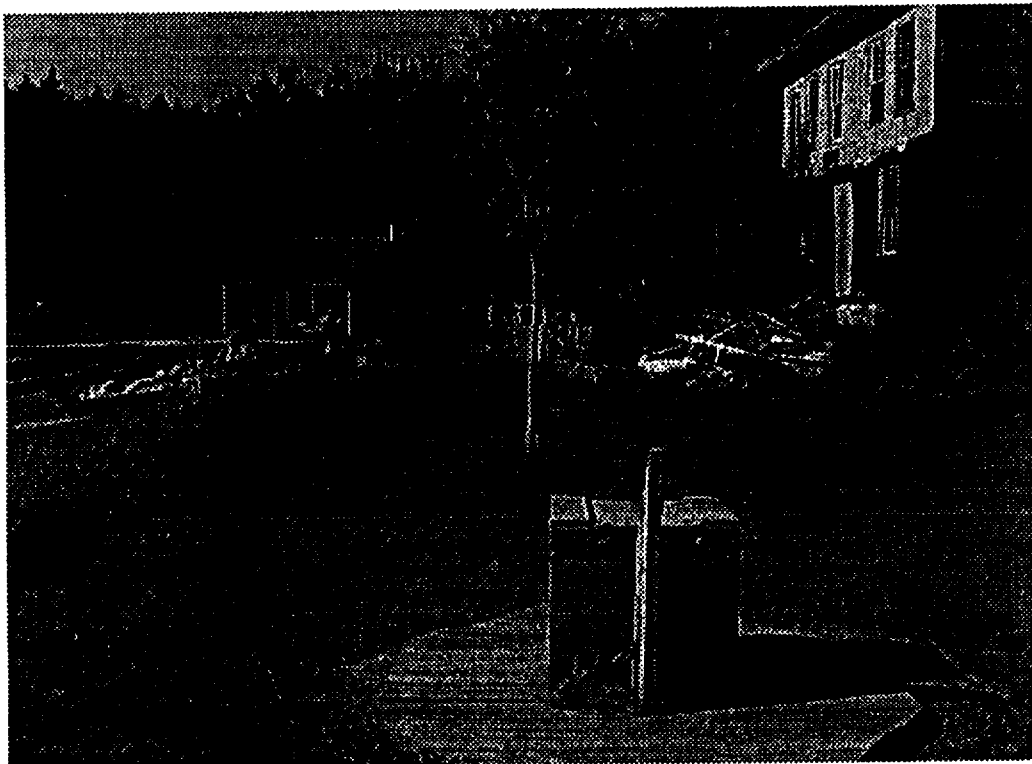
Date

Page 3 of 3  
HHE-200 Rev. 7/97

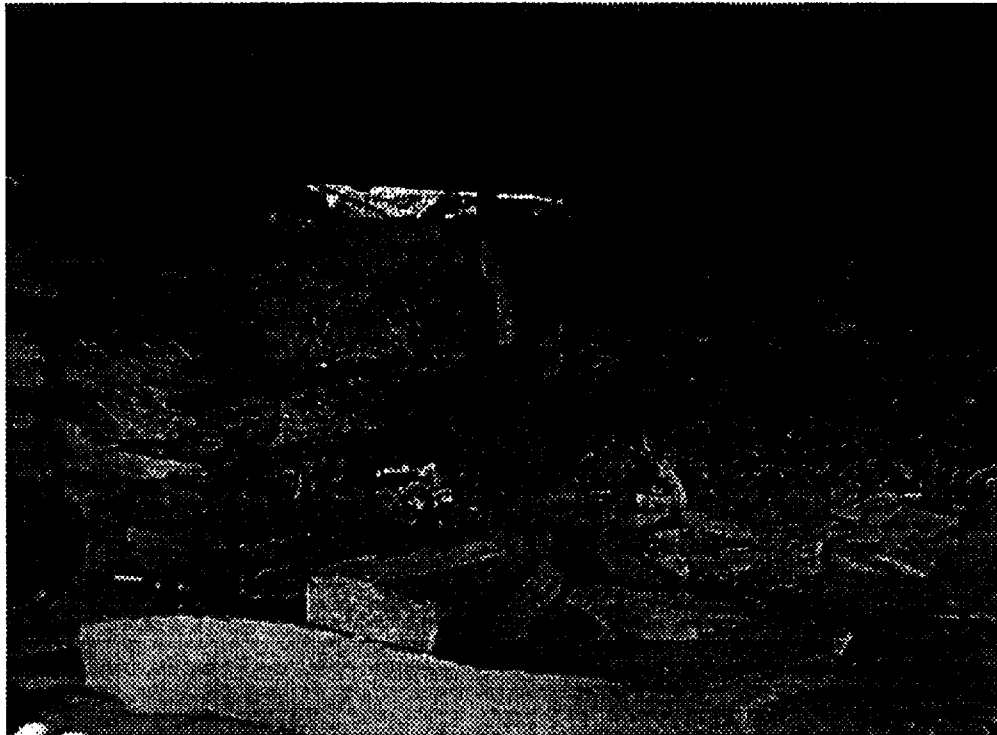
**JOSEPH BENNETT**  
Island Avenue, map 109B, Lot 2  
Cliff Island, Portland



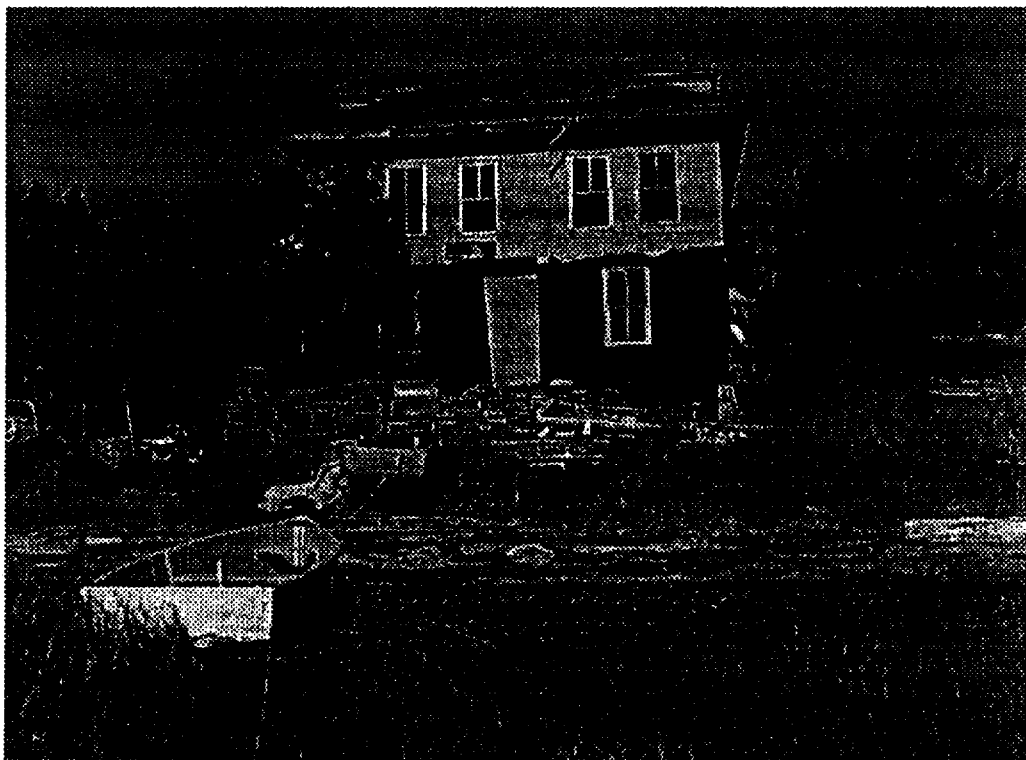
**Photo 1: View of back yard from edge of Griffin Cove.**



**Photo 2: View of back yard from neighbor's well.**

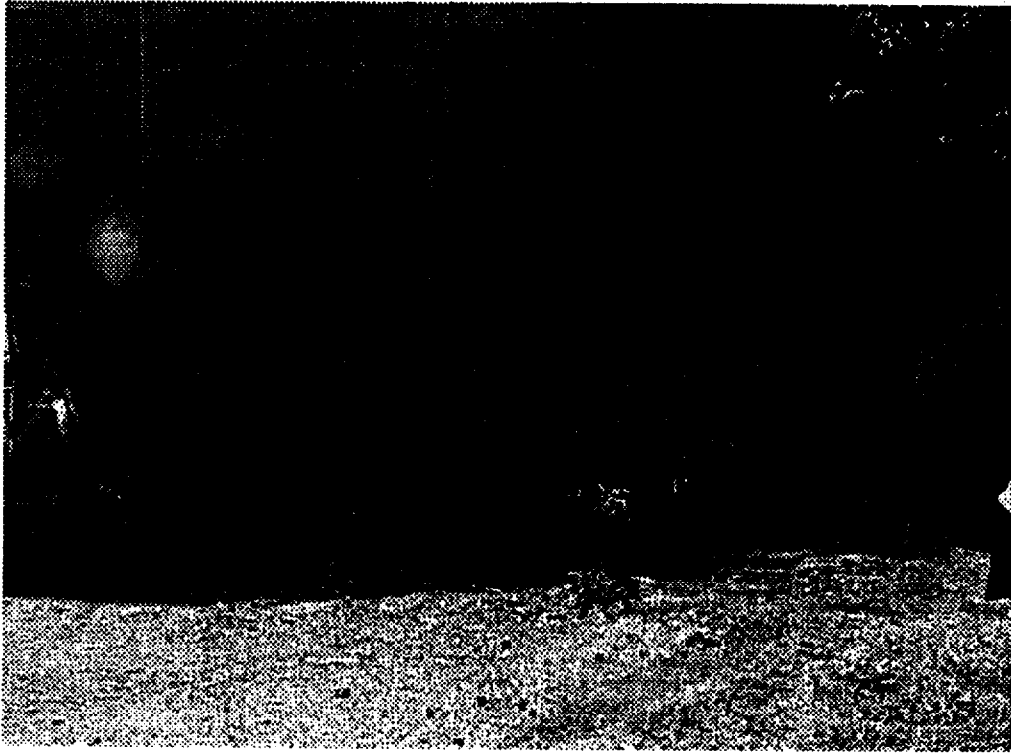


**Photo 3: View of underneath existing dwelling with remains of lead pipe and cast iron drain pipe.**

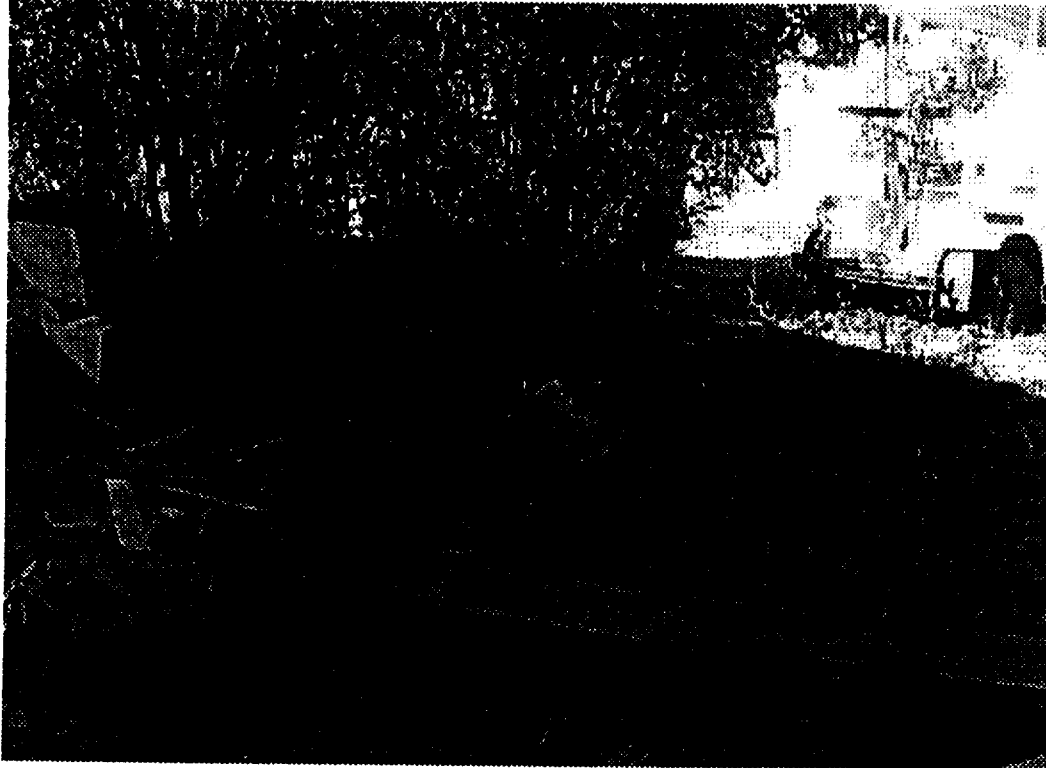


**Photo 4: View of dwelling from Griffin Cove.**

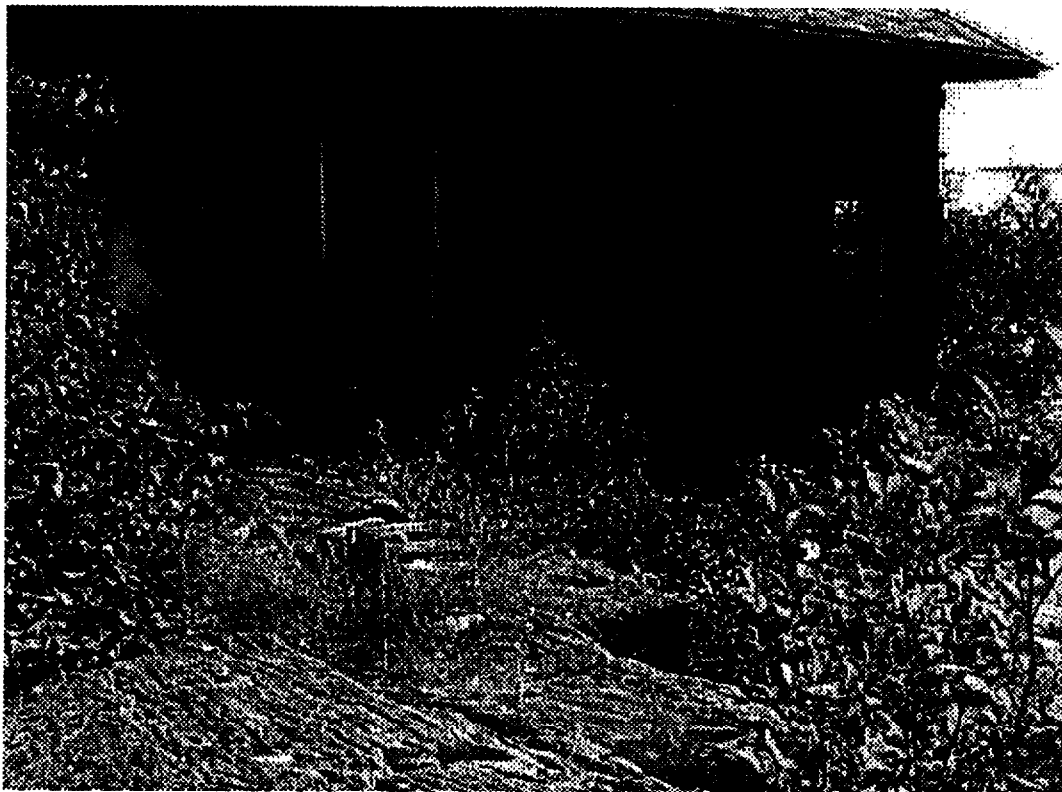




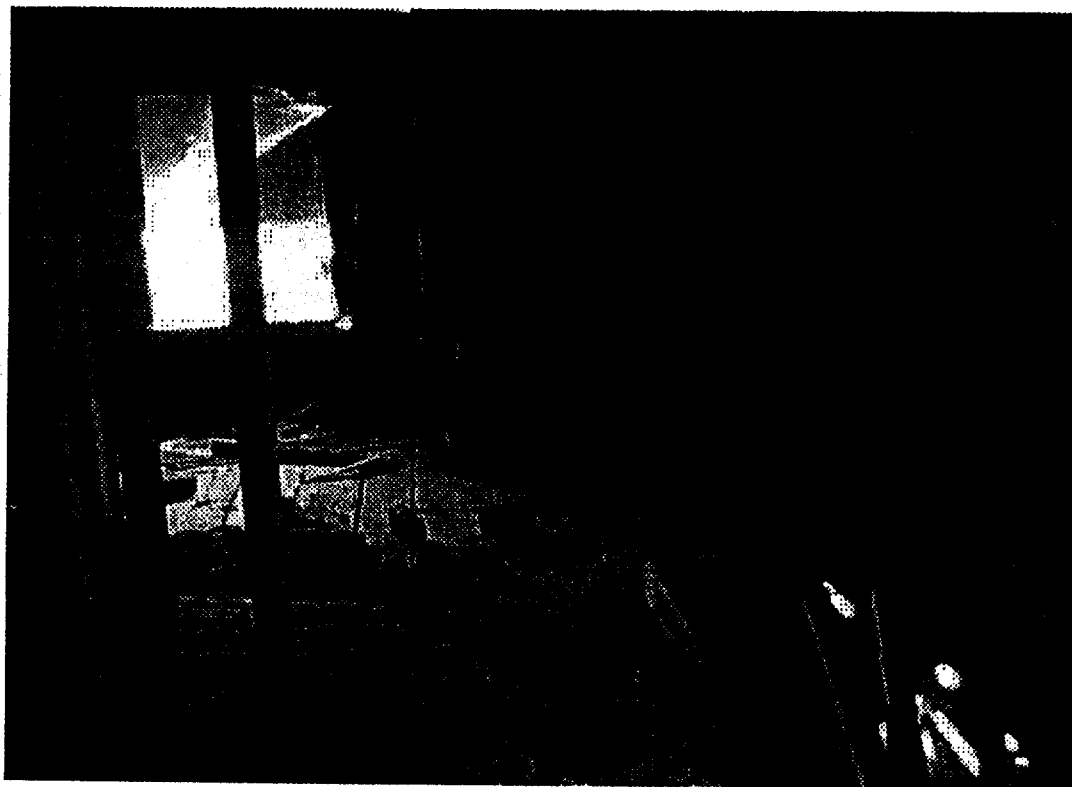
**Photo 5: View of existing well.**



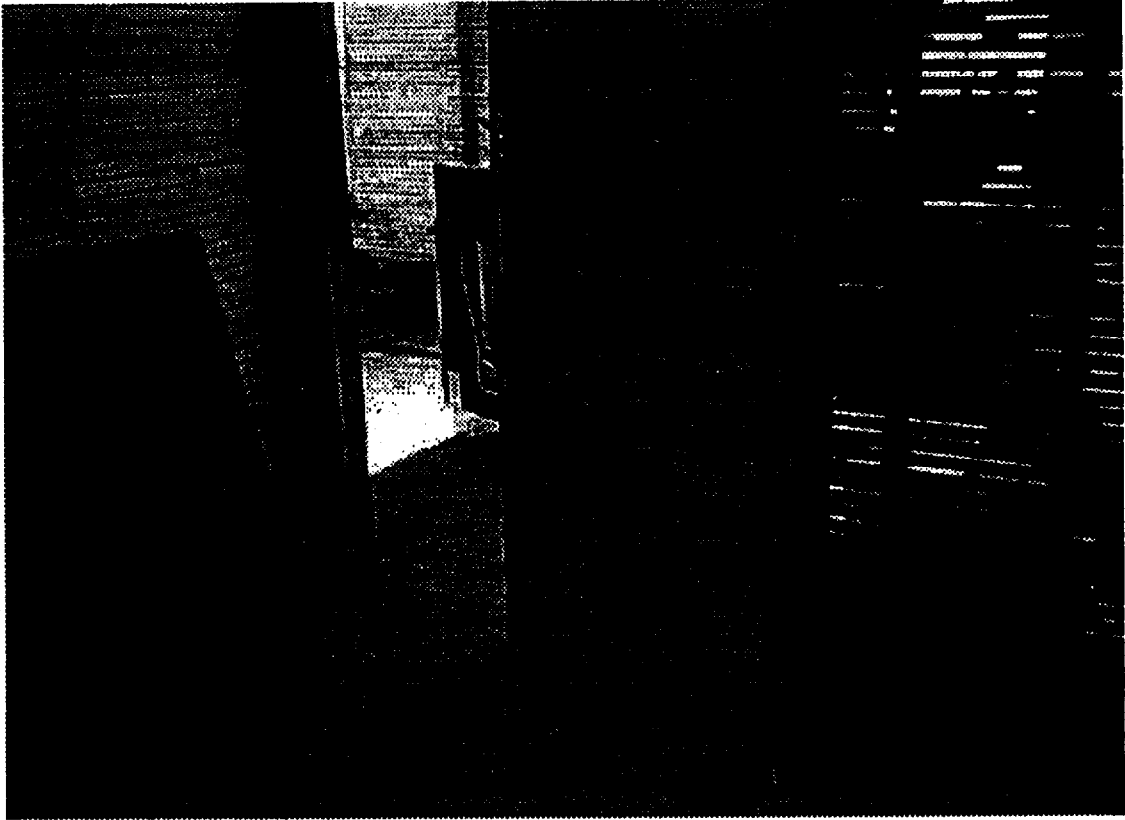
**Photo 6: View of property.**



**Photo 7: View of north side yard with bedrock in foreground.**



**Photo 8: View of inside of upstairs.**



**Photo 9: View of existing bedroom.**



**Photo 10: View of remains of existing water pipe.**

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

|                                                                                       |  |                                                |  |                                                                                 |  |                                                                                                                                                                                                                                                                                                                            |  |
|---------------------------------------------------------------------------------------|--|------------------------------------------------|--|---------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Location of Construction:<br>Island Ave, Cliff Island                                 |  | Owner:<br>Joseph Bennett                       |  | Phone:<br>H 407-539-1891                                                        |  | Permit No:<br>001006                                                                                                                                                                                                                                                                                                       |  |
| Owner Address:<br>23 <sup>rd</sup> Osceola Court<br>Water Park, Florida 32789-2437    |  | Lessee/Buyer's Name:                           |  | Phone:                                                                          |  | BusinessName:                                                                                                                                                                                                                                                                                                              |  |
| Contractor Name:<br>*** Lloyd P. Bennett                                              |  | Address:<br>***52 Mt. Sugar Shore Rd., Windham |  | Phone:<br>892-6699                                                              |  | Permit Issued:<br>SEP 12 2000                                                                                                                                                                                                                                                                                              |  |
| Past Use:<br>Single Family                                                            |  | Proposed Use:<br>Vacant                        |  | COST OF WORK:<br>\$ 600.00                                                      |  | PERMIT FEE:<br>\$ 30.00                                                                                                                                                                                                                                                                                                    |  |
| Proposed Project Description:<br>Demo of existing building; rebuild in existing space |  |                                                |  | FIRE DEPT. <input type="checkbox"/> Approved<br><input type="checkbox"/> Denied |  | INSPECTION:<br>Use Group A-3 Type 5B<br>000-499<br>Signature: <i>[Signature]</i>                                                                                                                                                                                                                                           |  |
|                                                                                       |  |                                                |  | Signature:                                                                      |  | Signature:                                                                                                                                                                                                                                                                                                                 |  |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)                                               |  |                                                |  | Action: <input type="checkbox"/> Approved                                       |  | Zoning Approval:<br><i>[Signature]</i>                                                                                                                                                                                                                                                                                     |  |
|                                                                                       |  |                                                |  | Approved with Conditions: <input type="checkbox"/>                              |  | Special Zone or Reviews:<br><input checked="" type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |  |
| Denied: <input type="checkbox"/>                                                      |  |                                                |  | Signature:                                                                      |  | Date:                                                                                                                                                                                                                                                                                                                      |  |
| Permit Taken By:<br>Gayle                                                             |  | Date Applied For:<br>August 22, 2000 GG        |  |                                                                                 |  |                                                                                                                                                                                                                                                                                                                            |  |

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..

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Appoved  
 Approved with Conditions  
 Denied

Date: *[Signature]*

PERMIT ISSUED  
AUG 22 2000

**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

August 22, 2000

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

PERMIT ISSUED 66  
WITH REQUIREMENTS  
CEO DISTRICT  
15 Sep  
2 740

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\*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: ISLAND AVE, CLIFF ISLAND

|                                                                                                                              |  |                                                                     |                                                   |
|------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------|---------------------------------------------------|
| Tax Assessor's Chart, Block & Lot Number<br>Chart# <u>109B</u> Block# <u>F</u> Lot# <u>002</u>                               |  | Owner: <u>JOSEPH BENNETT</u>                                        | Telephone#: <u>407-539-1891 H</u>                 |
| Owner's Address: <u>232 OSCEOLA COURT WINTER PARK FLORIDA 32789-2437</u>                                                     |  | Lessee/Buyer's Name (If Applicable): <u>N/A</u>                     | Cost Of Work: <u>\$600.00</u> Fee: <u>\$30.00</u> |
| Proposed Project Description: (Please be as specific as possible)<br><u>Demo of existing Bldg, ReBuild in existing space</u> |  |                                                                     |                                                   |
| Contractor's Name, Address & Telephone<br><u>LLOYD P. BENNETT</u>                                                            |  | <u>52 MT. HUNGER SHORE RD. WINDHAM, ME 04062</u><br><u>892-6699</u> | Rec'd By: <u>[Signature]</u>                      |

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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

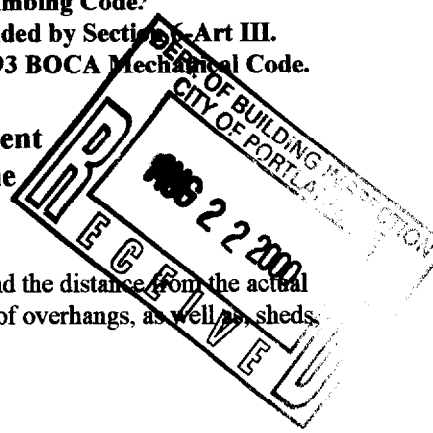
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: [Signature] Date: AUGUST 22, 2000

Building Permit Fee: \$70.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.



Must Have Photo!

City of Portland  
Inspection Services Division 874-8700 - 8703 - 8704  
Demolition Call List

Site Address: ISLAND AVE CLIFF IS. Owner: JOSEPH BENNETT  
Structure Type: WOOD / SINGLE-FAM Contractor: LLOYD P. BENNETT

| <u>UTILITY APPROVALS</u> | <u>NUMBER</u>  | <u>CONTACT NAME/DATE</u>      |
|--------------------------|----------------|-------------------------------|
| Central Maine Power      | 1-800-750-4000 | <u>LENNY BICKFORD 8/21/00</u> |
| NYNEX                    | 878-7000       | <u>N/A</u>                    |
| Northern Utilities       | 797-8002 X6241 | <u>N/A</u>                    |
| Portland Water District  | 761-8310       | <u>N/A</u>                    |
| Public Cable Co.         | 775-3431 X257  | <u>N/A</u>                    |
| Dig Safe***              | 1-888-344-7233 | <u>N/A</u>                    |

\*\*\*(After call, there is a wait of 72 bus hrs before digging can begin)

| <u>CITY APPROVALS</u>                       | <u>NUMBER</u>                               | <u>CONTACT NAME/DATE</u>                       |
|---------------------------------------------|---------------------------------------------|------------------------------------------------|
| DPW/Sewer Division( <del>J. Merritt</del> ) | 874-8300 <del>X8467</del>                   | <u>N/A</u>                                     |
| DPW/Traffic Division(K. Doughty)            | 874-8300 X8437                              | <u>N/A</u>                                     |
| DPW/Forestry Division(J. Tarling)           | 874-8300 X8389                              | <u>N/A</u>                                     |
| DPW/Sealed Drain Permit(C. Merritt)         | 874-8300 X8822                              | <u>CAROL MERRITT 8/21/00</u>                   |
| Building Inspections(insp required)         | 874-8300 X8703                              | <u>TAMMY MURSON 8/21/00 8/21/00</u>            |
| Historic Preservation                       | 874-8300 X8726                              | <u><del>DEBBY ANDREWS</del> BILL NEEDLEMAN</u> |
| Fire Dispatcher                             | <del>874-8300 X8676</del><br>874-8400 X8576 | <u>SUZANNE MESERVE 8/21/00</u>                 |

Written Notice to Adjoining Owners

| <u>ASBESTOS</u>               | <u>NUMBER</u>      | <u>CONTACT NAME/DATE</u> |
|-------------------------------|--------------------|--------------------------|
| DEP - Environmental (Augusta) | 287-2651 (Ed Antz) |                          |

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:  
Demo/Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_



## BUILDING PERMIT REPORT

DATE: 28 August 2009 ADDRESS: Island Ave. Cliff Island CBL: 1090-F-002

REASON FOR PERMIT: Demo of Bldg, To rebuild later.

BUILDING OWNER: Joseph Bennett

PERMIT APPLICANT: \_\_\_\_\_ (CONTRACTOR) Lloyd P. Bennett

USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 600.00 PERMIT FEES: 30.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

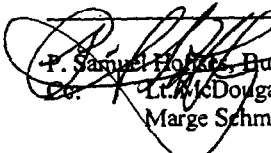
### CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*36, \*38

- X 1. 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) "**ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**"
3. 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
4. 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
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. 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
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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", 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 1/2" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. 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)
17. 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)
18. 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)



19. 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/1999), 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
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. *You have one year from the date of demolish to rebuild within the existing footprint.*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *If any change all the requirements of the I.D.B. zone shall be met.*
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \* 36. *Demol of bldg. Shall comply with section 114.0 with amendments and section 2310.0*
- \* 37. *All demo material shall be removed from the Island as per City ordinances.*


 P. Samuel Roberts, Building Inspector  
 Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

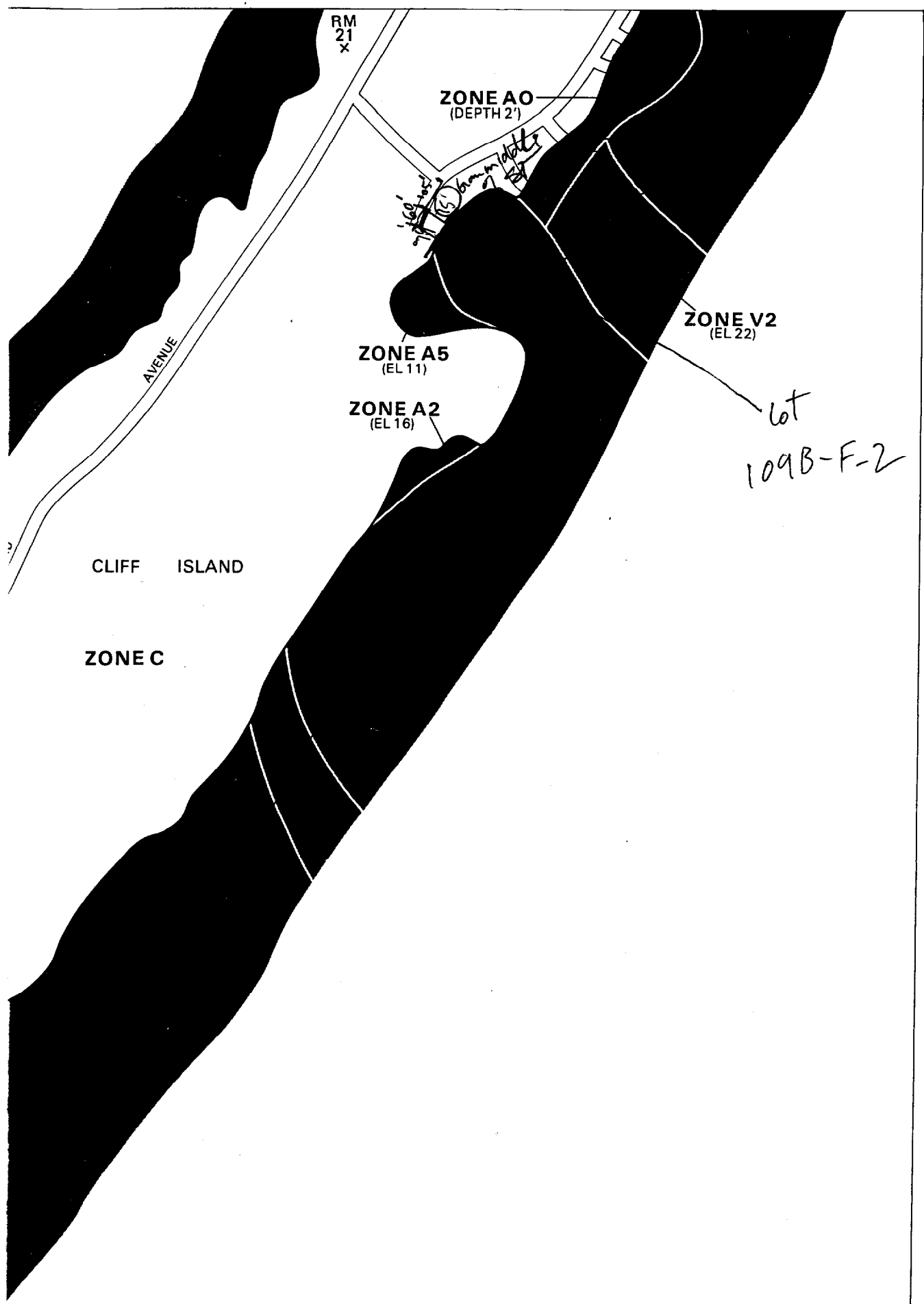
PSH 11/25/99

**\*\*This Permit is herewith issued, on the basis of plans submitted and conditions placed the plans, any deviations shall require a separate approval.**

**...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\* Certificate of Occupancy Fees: \$50.00 each**

**\*\*\*\*\* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGN'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE ) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000 OR REQUIVALENT.**



500-Year Flood Bou  
 100-Year Flood Bou  
 Zone Designations\*

100-Year Flood Bou  
 500-Year Flood Bou  
 Base Flood Elevation  
 With Elevation In Fe  
 Base Flood Elevation  
 Where Uniform With  
 Elevation Reference  
 Zone D Boundary—  
 River Mile  
 \*\*Referenced to the

**\*EXPLANAT**

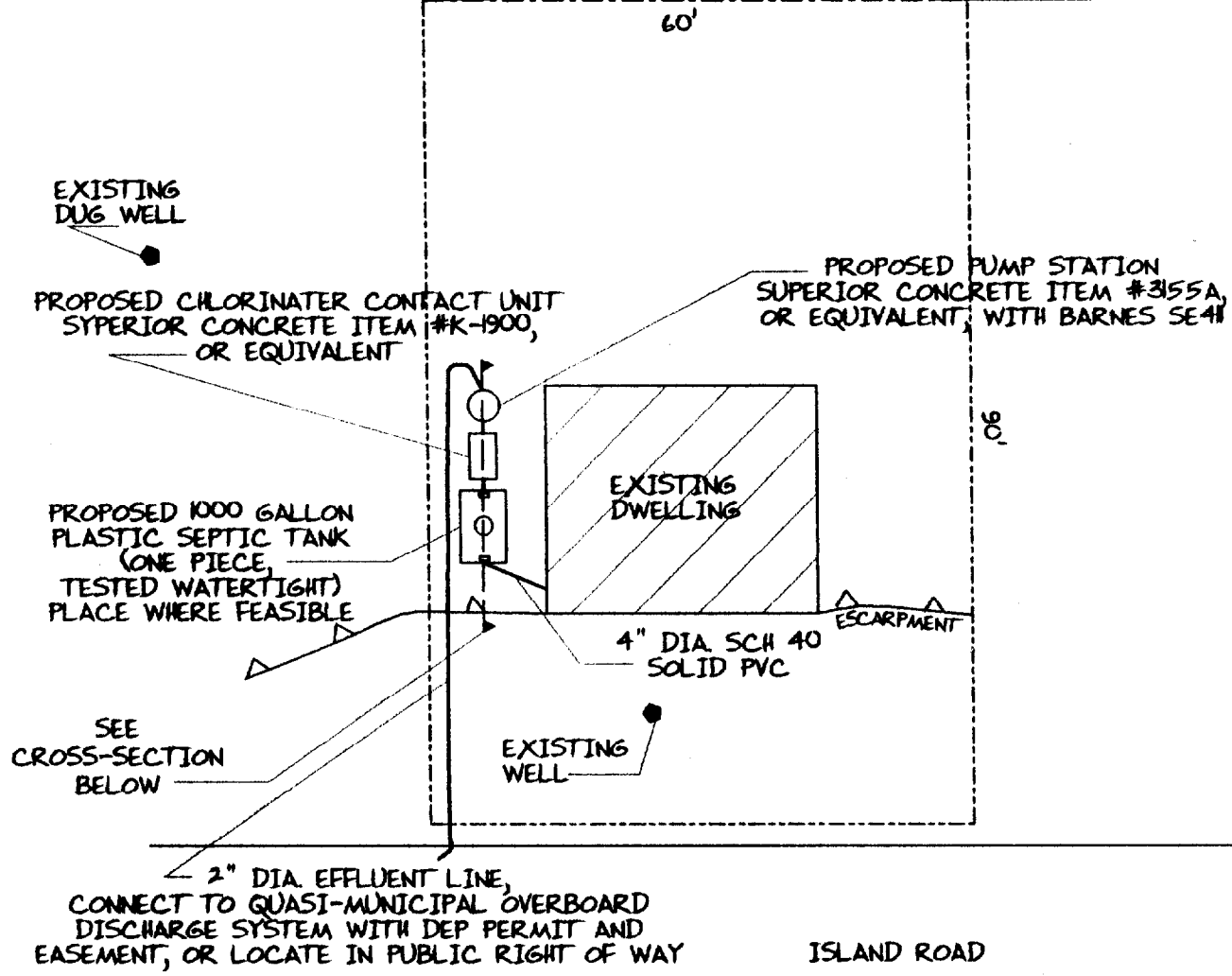
| ZONE   |                                                                      |
|--------|----------------------------------------------------------------------|
| A      | Areas o<br>flood ha.                                                 |
| A0     | Areas o<br>are betw<br>of inund<br>are deter                         |
| AH     | Areas o<br>are betw<br>elevation<br>are deter                        |
| A1-A30 | Areas of<br>flood haz                                                |
| A99    | Areas of<br>protectic<br>elevation                                   |
| B      | Areas be<br>year floo<br>ing with<br>the cont<br>mile; or<br>(Medium |
| C      | Areas of                                                             |
| D      | Areas of                                                             |
| V      | Areas of<br>action); t<br>not deter                                  |
| V1-V30 | Areas of<br>action); t<br>determin                                   |

Certain areas not in tl  
 may be protected by i

This map is for flood  
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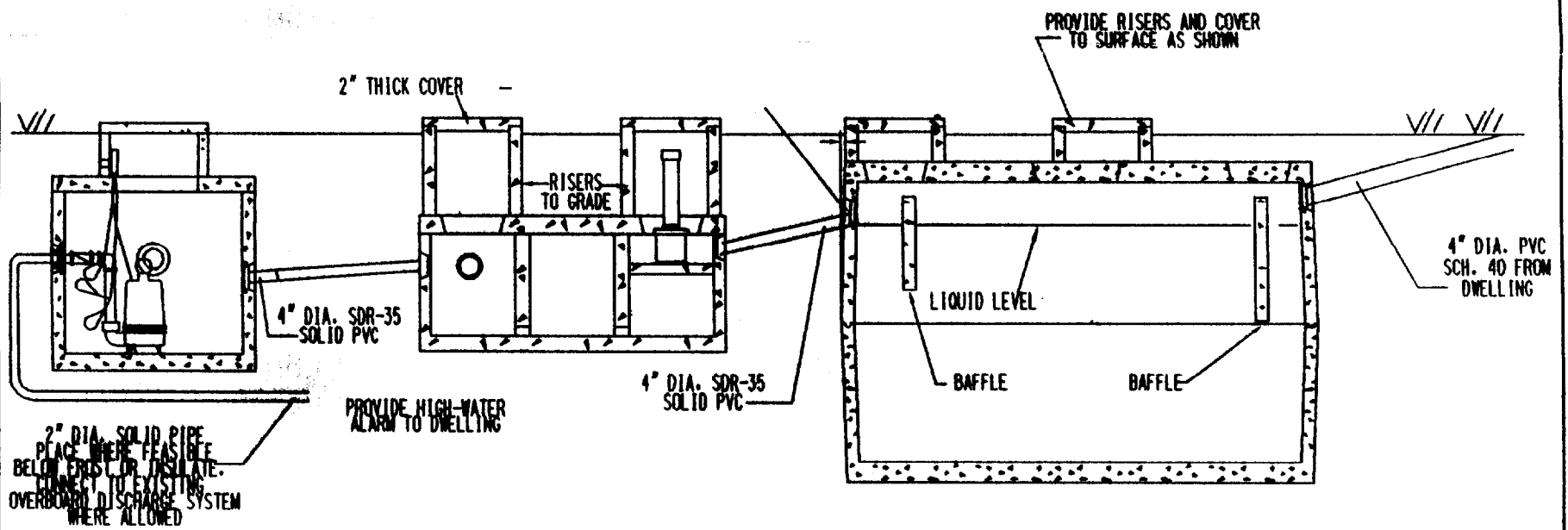
For adjoining map p  
 Panels.

Coastal base flood ele  
 of wave action.



SCALE 1" = 20'

SITE PLAN



CROSS-SECTION

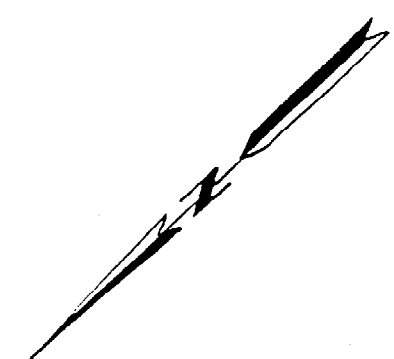
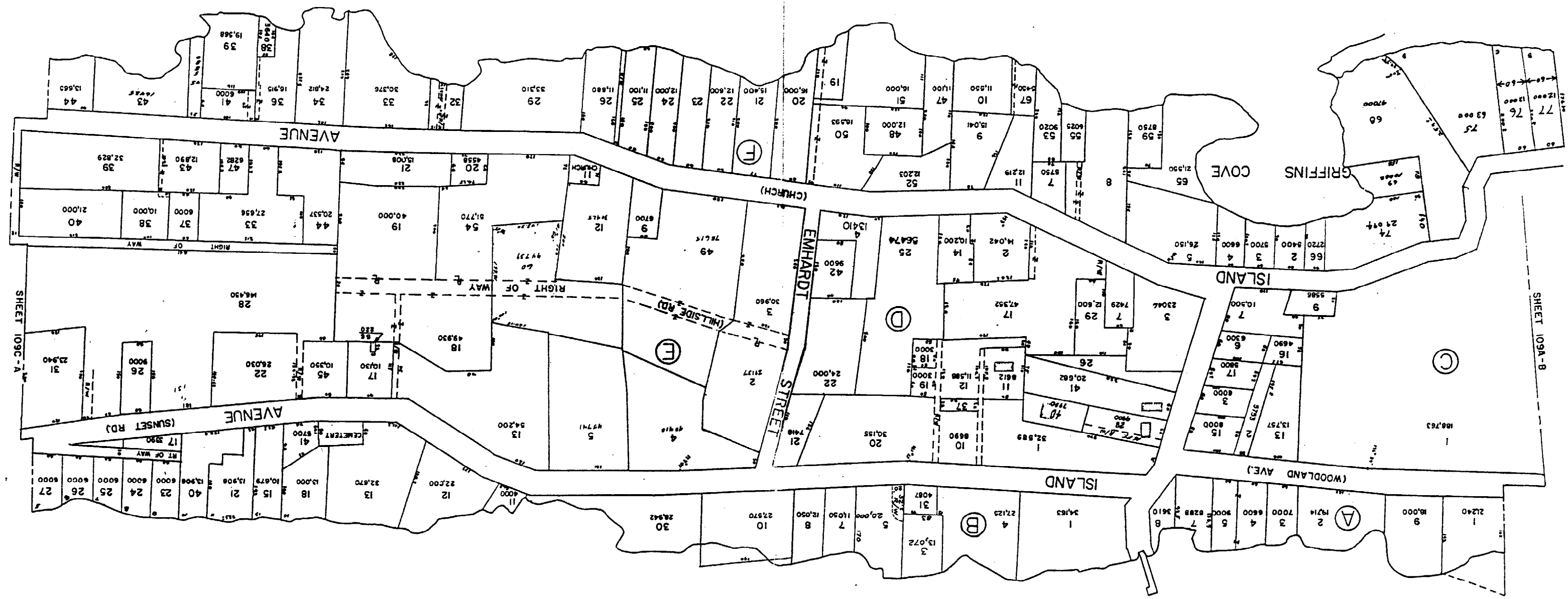
NO SCALE

SITE PLAN  
JOSEPH BENNETT  
ISLAND ROAD, CLIFF ISLAND  
PORTLAND, ME  
MAP 109B LOT 2  
PROPOSED OVERBOARD DISCHARGE



Albert Frick Associates, Inc.  
Soil Scientists & Site Evaluators  
Gorham, Maine 04038

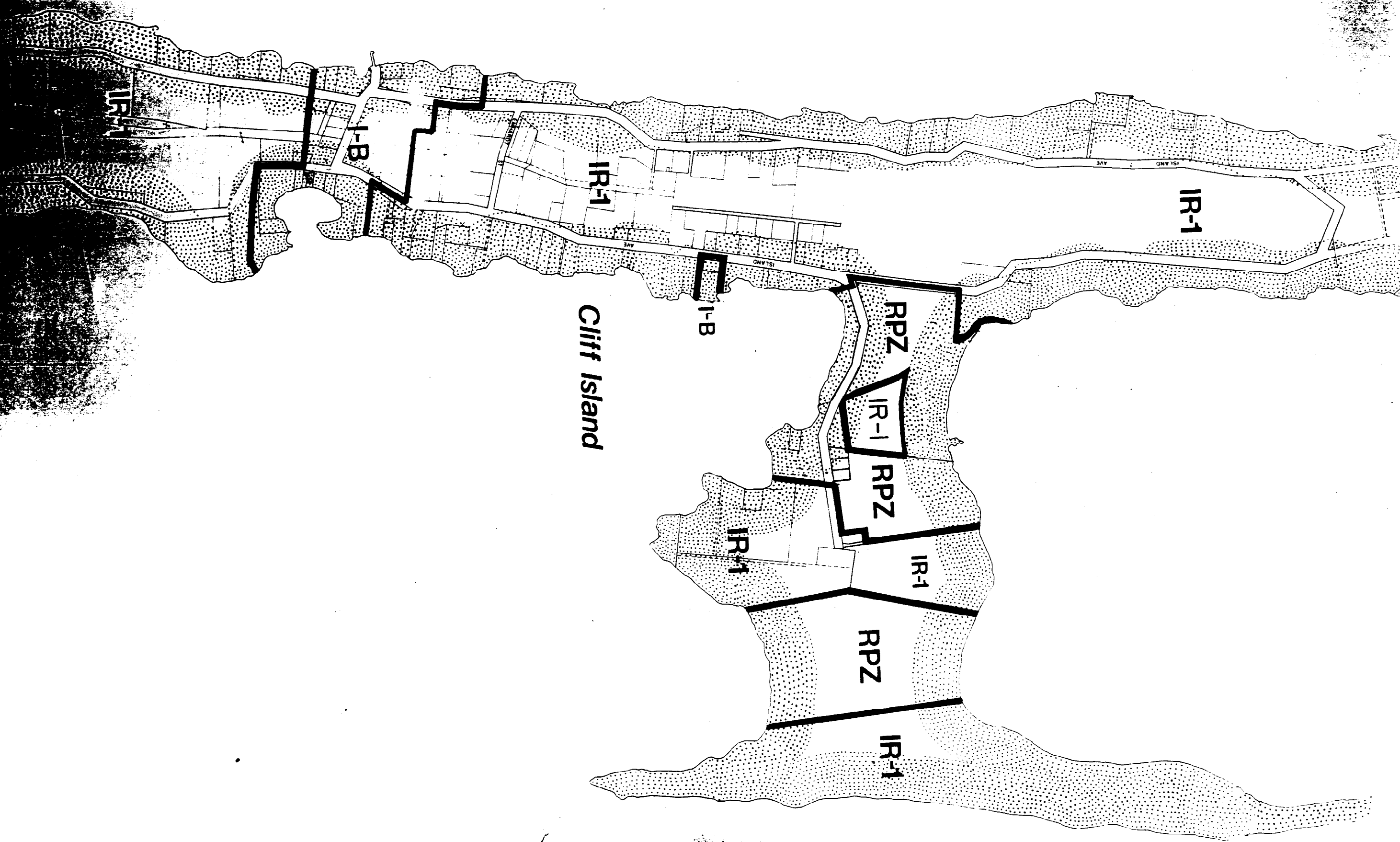
| Date: | Revision Description | Drawn By: B.O. | Checked By: A.F. |
|-------|----------------------|----------------|------------------|
|       |                      | Date: 10/4/00  | Scale: 1" = 20'  |



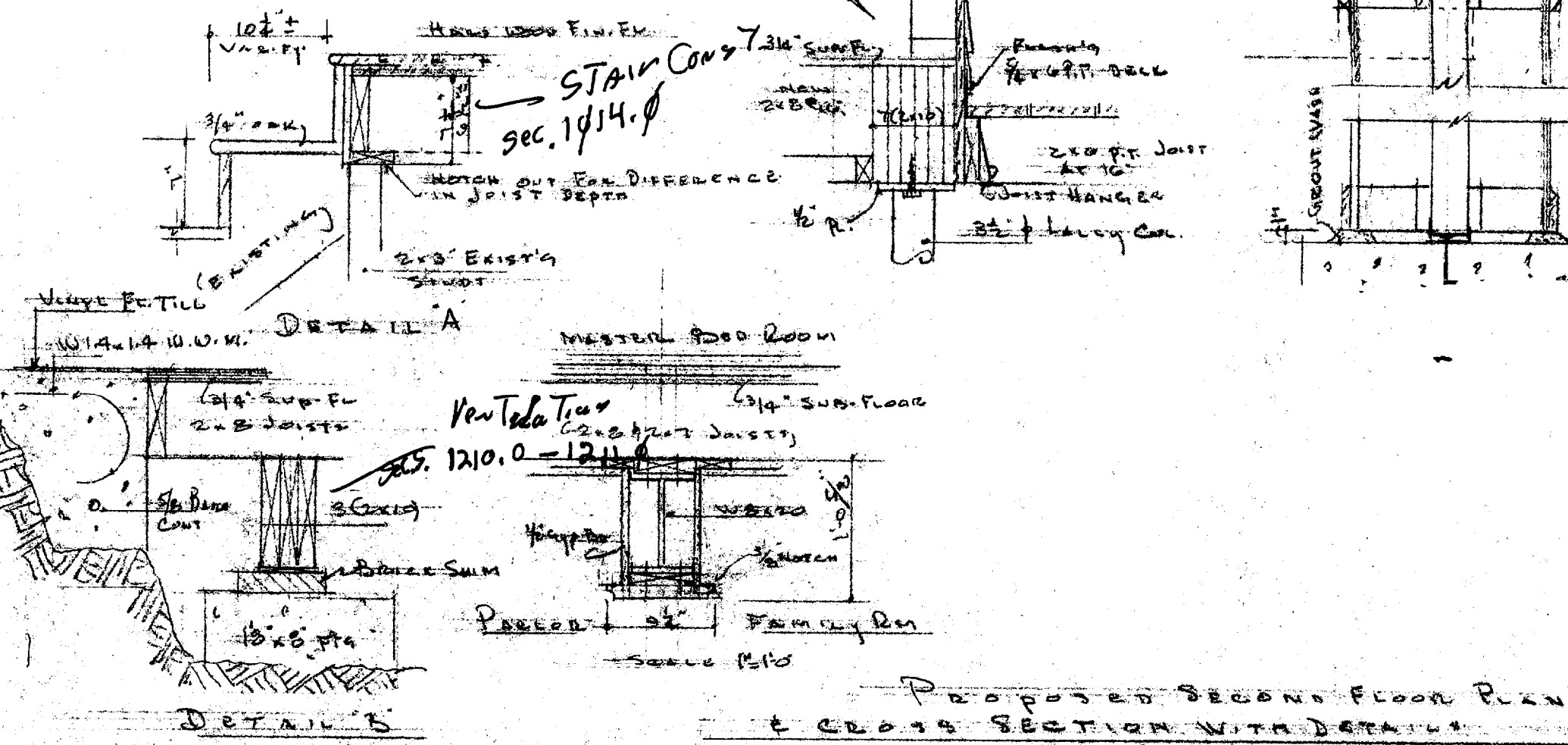
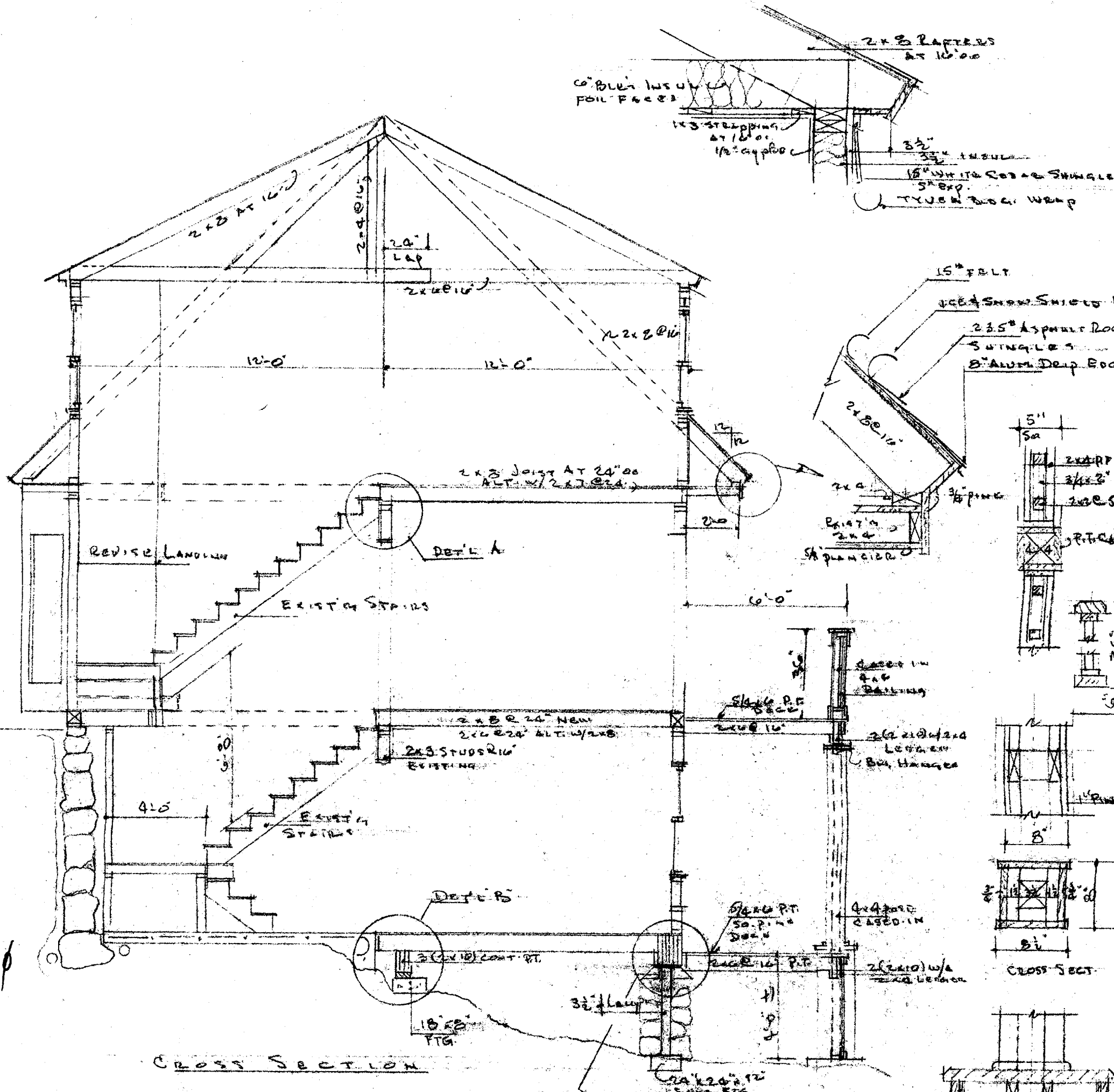
SHEET 109C-A

SHEET 109A-B

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Cliff Island



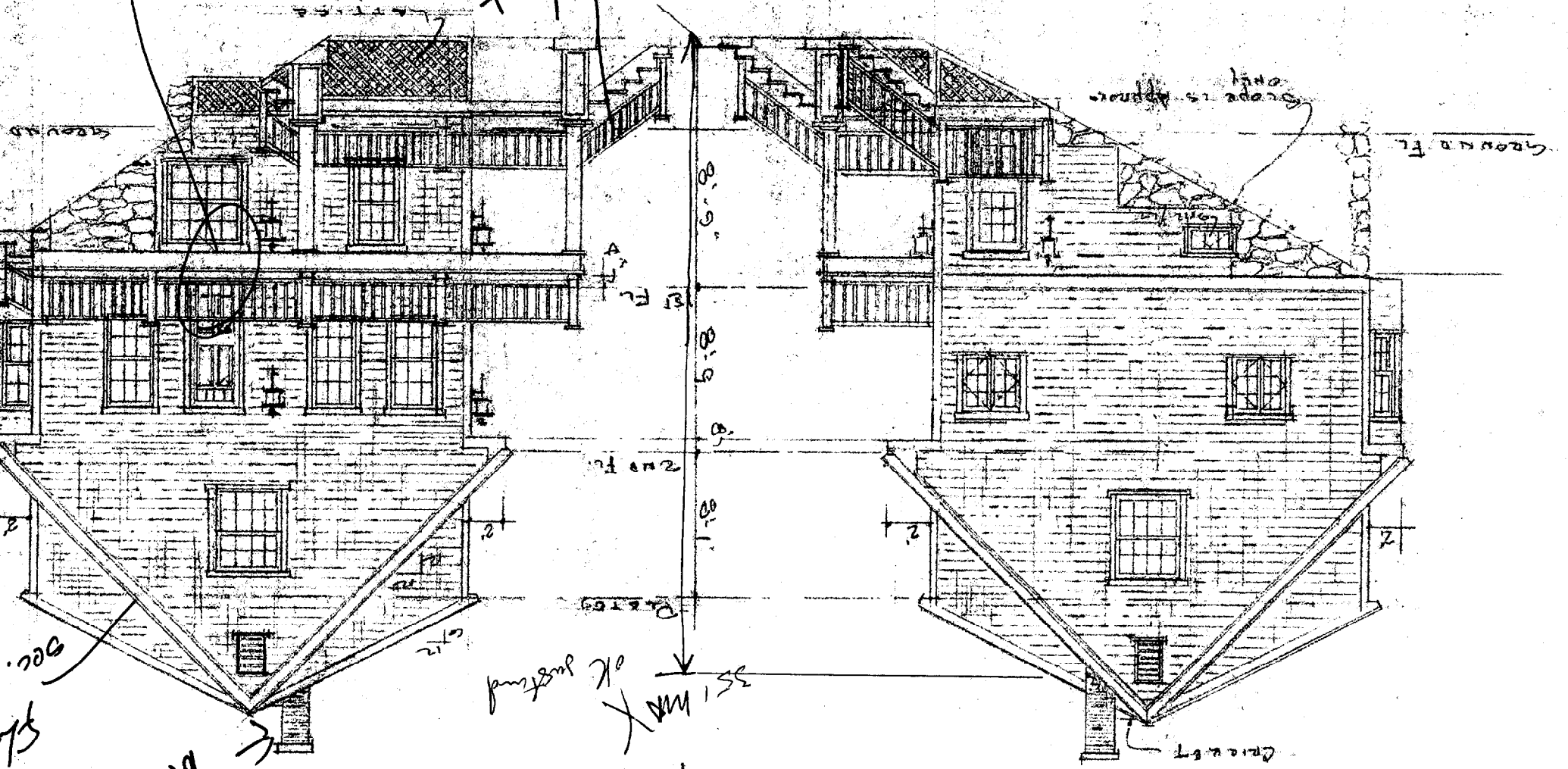
PROPOSED SECOND FLOOR PLAN & CROSS SECTION WITH DETAILS  
 HOUSE ON CLIFF ISLAND, PORTLAND, MAINE  
 SHEET 3  
 DRAWN BY ASA DANTON  
 PELL Development Corp.  
 35 VAL HELL RD CUMBERLAND ME

26.251

2  
8' 9"  
8' 9"  
8' 9"

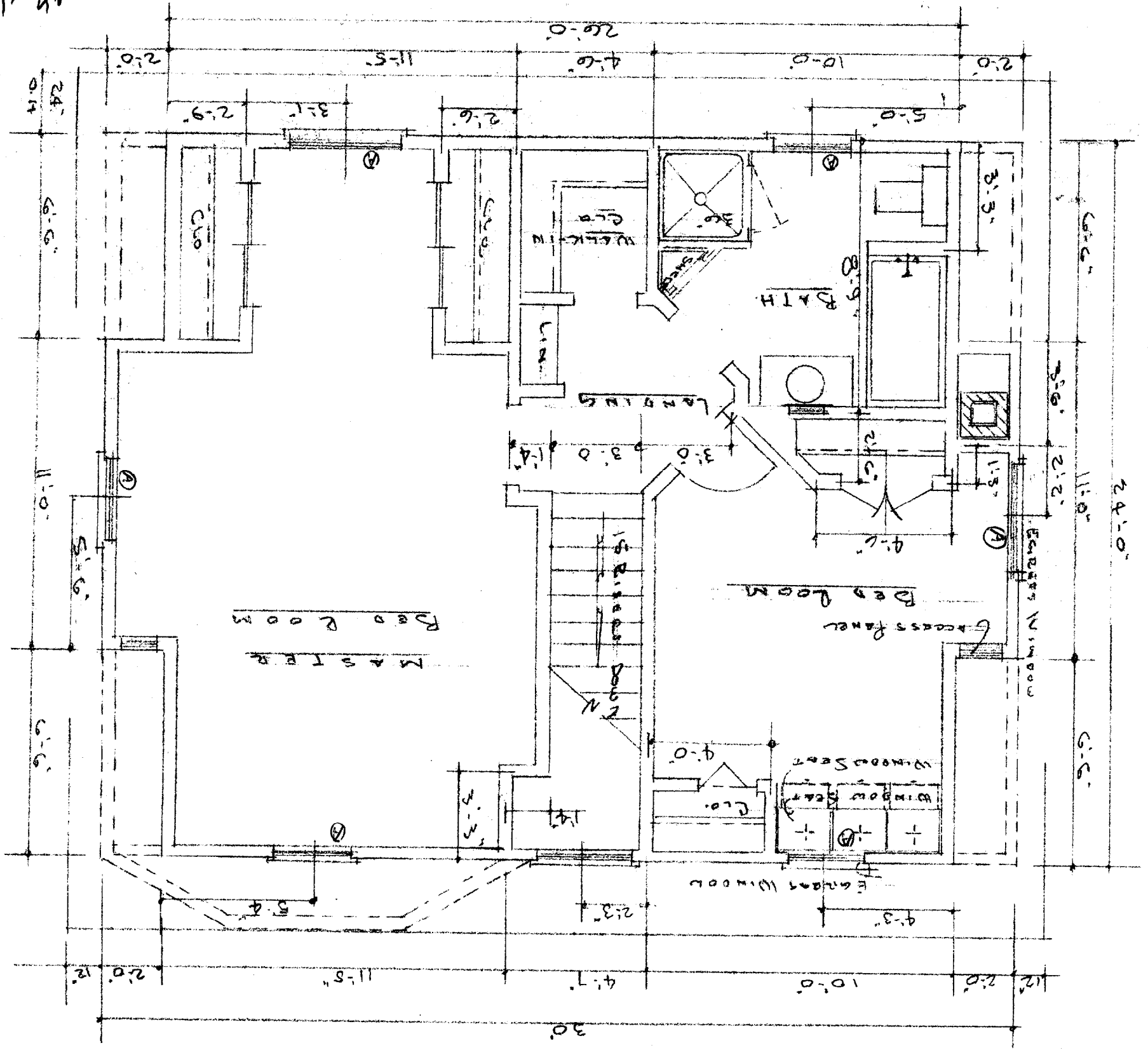
Grandstands  
Sec. 1021.0

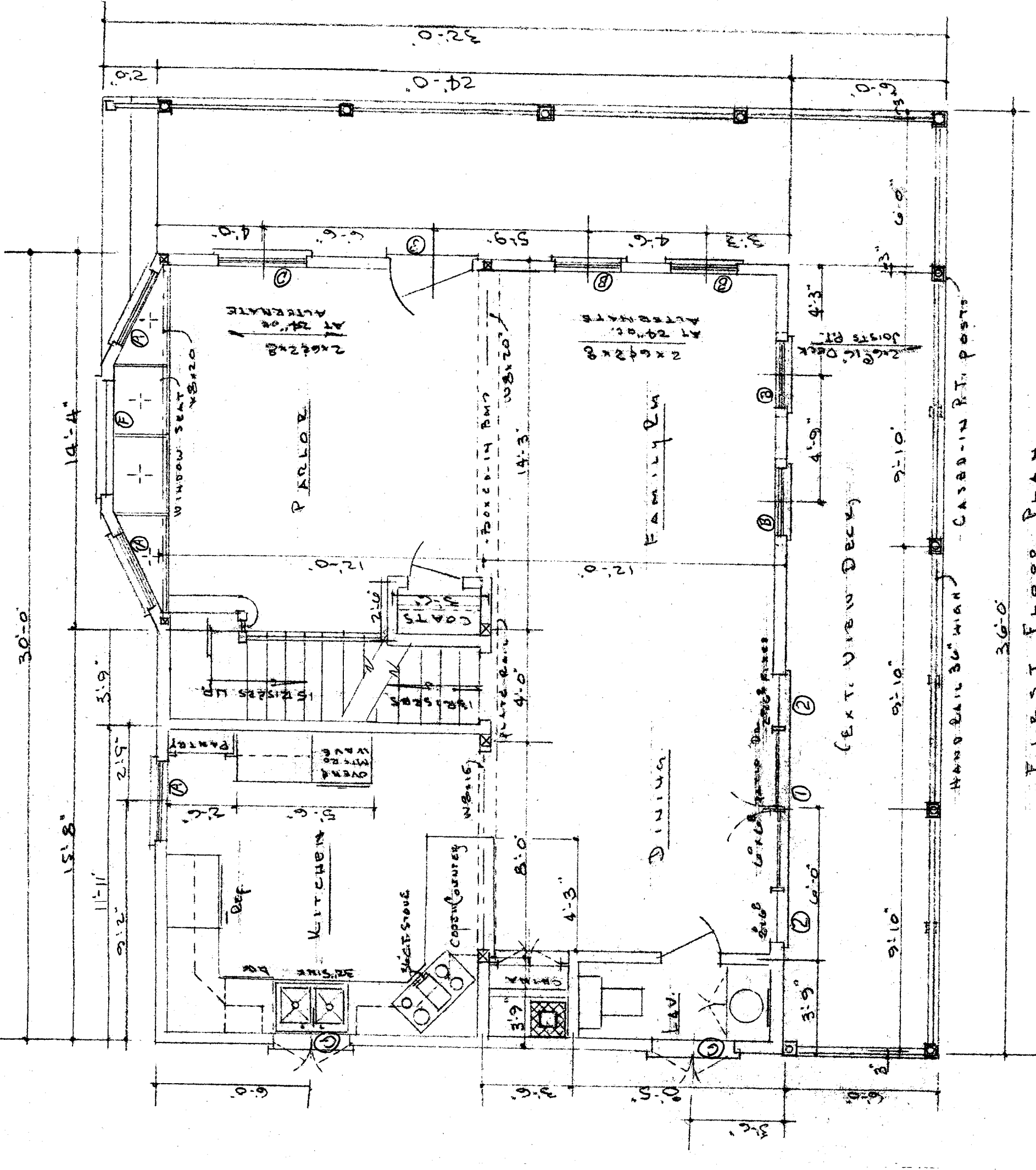
Handrail  
Sec. 1021.0



SECTION FOR F.F. 1  
Scale: 1/4" = 1'-0"

Chimney  
WPA-all





WEST FLOOR PLAN  
Scale 1/8" = 1'-0"

36'-0"

HAND RAIL 36" HIGH CASING IN R.T. POSTS

(EXT. VIEW DECK)

2x6x8x8 AT 24" OC  
2x4x8x8 AT 24" OC  
JOISTS RT. DECK

FAMILY RM

DINING

PARLOR

KITCHEN

CORNER COUNTER

WATER SINK

REF

OVER THE RANGE

STAIRS UP

STAIRS DOWN

WINDOW SEAT

2x6x8x8 AT 24" OC  
AT 24" OC  
ALTERNATE

W.C.

W.C.

W.C.

W.C.

W.C.

W.C.

W.C.

W.C.

W.C.

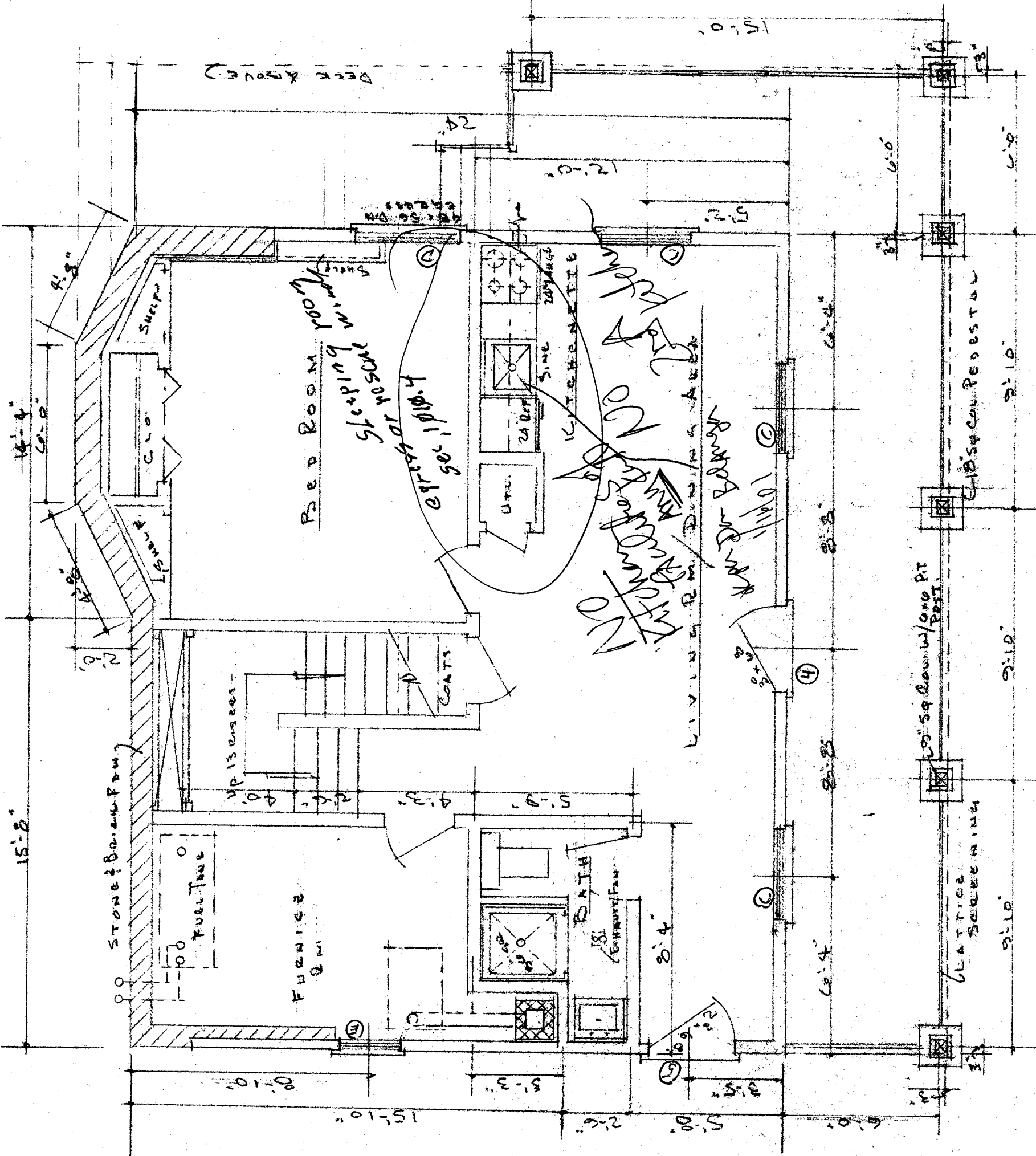
W.C.

W.C.

W.C.

W.C.





15'-2"

14'-4"

Stone & Br. masonry

FUEL TANK

FURNICE

RED ROOM

SLEEPING PORCH

UP 13 stairs

CONTS

BATH

EXHAUST FAN

KITCHENETTE

SINK

RANGE

*Handwritten note: Kitchenette for No. 100*

LIVING ROOM / DINING AREA

*Handwritten note: Recessed lighting*

*Handwritten note: 10' x 11' x 11' 1/2'*

*Handwritten note: Recessed lighting*

10' x 5' 6" room / one pt

LATTICE SCREENING

12' x 5' 6" pedestal

9'-10"

9'-10"

9'-10"

CERAMIC FLOOR

5' x 4' x 1/2"

DECK ABOVE

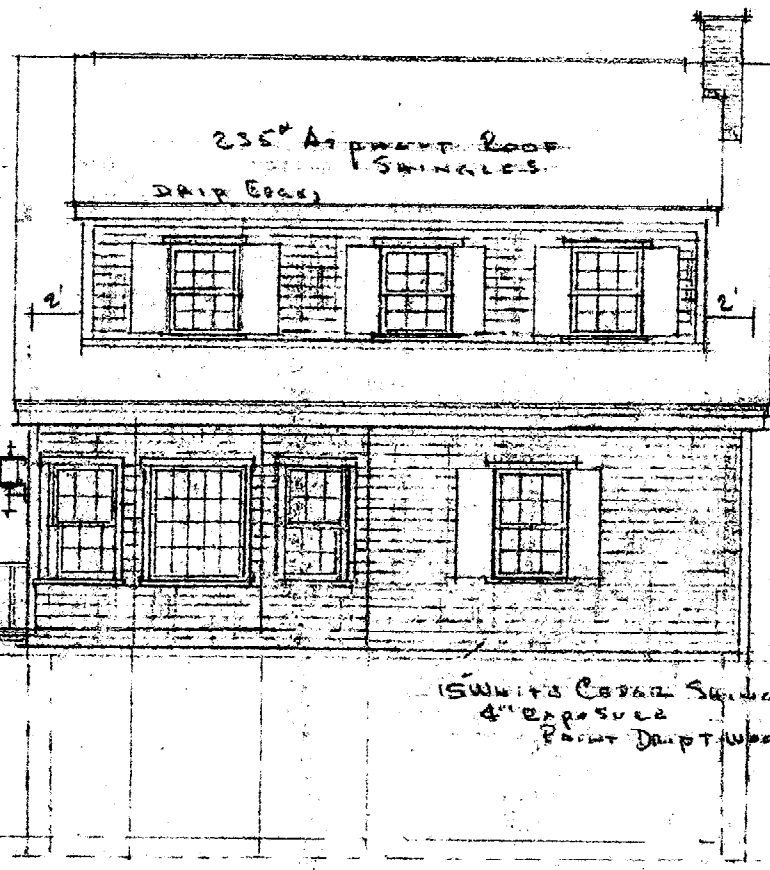
15'-0"

6'-0"

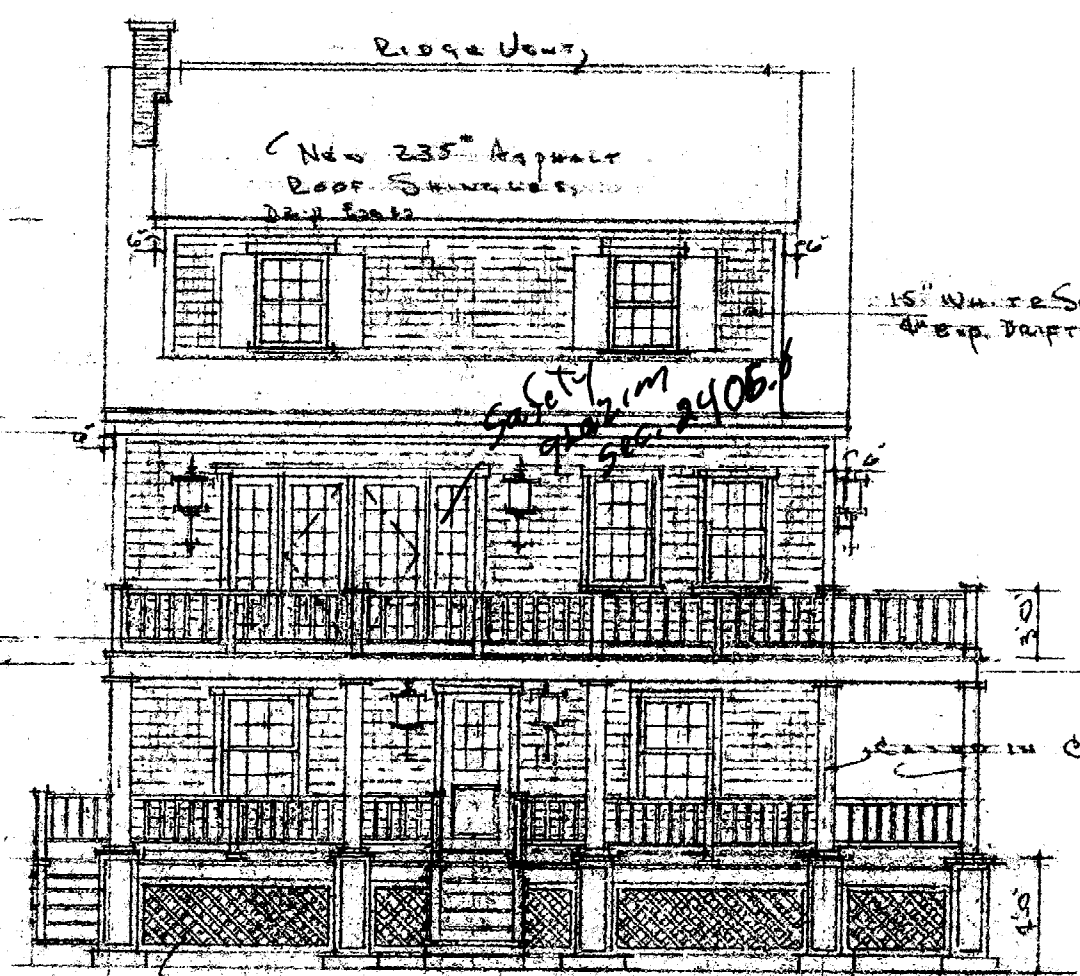
6'-0"

GROUND FLOOR  
SCALE: 1/4" = 1'-0"

FILE



WESTERLY ELEVATION  
SCALE: 1/8" = 1'-0"

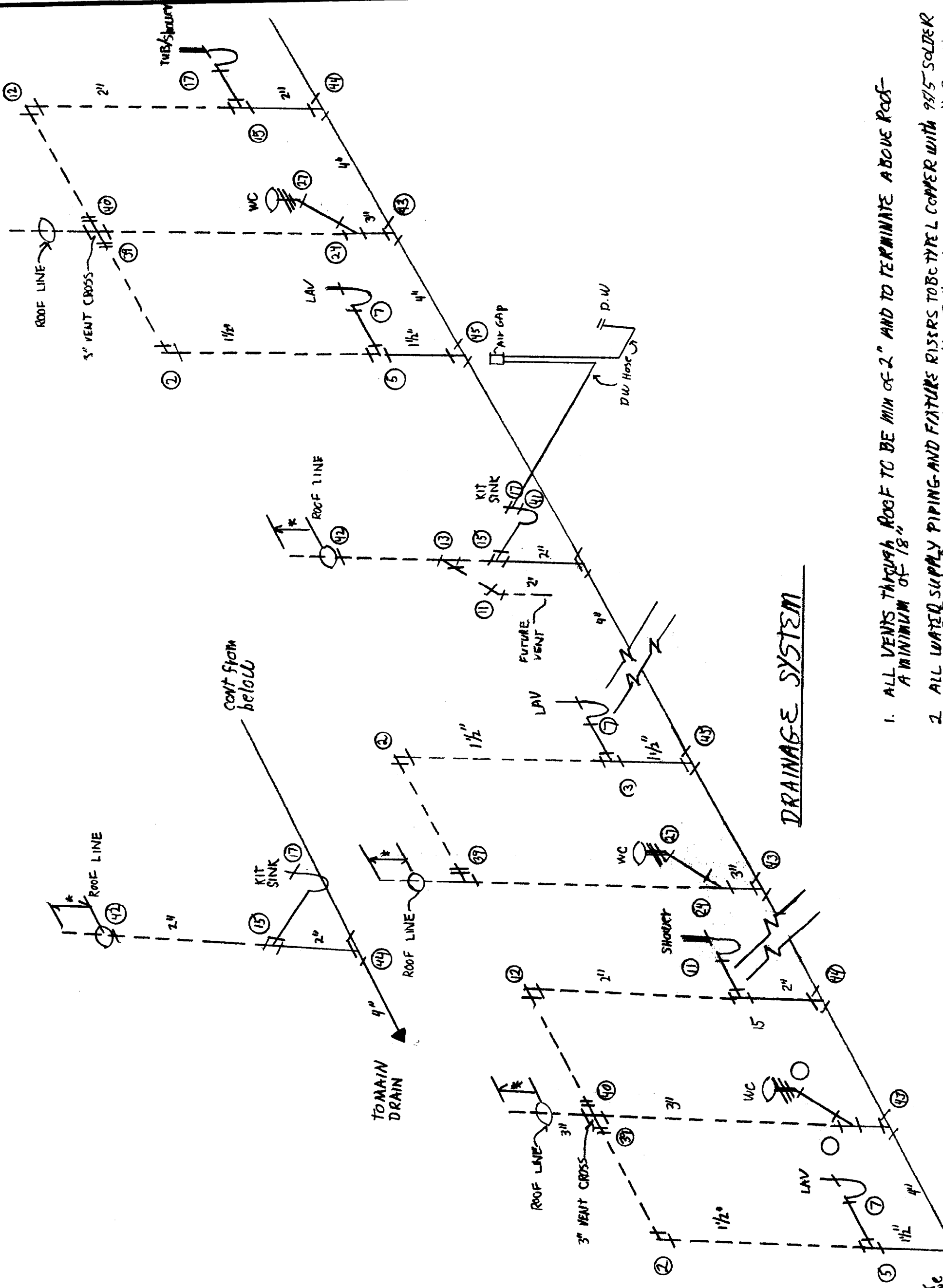


EASTERLY ELEVATION  
SCALE: 1/8" = 1'-0"

5488

HOUS

DRAWN BY ASA ASA



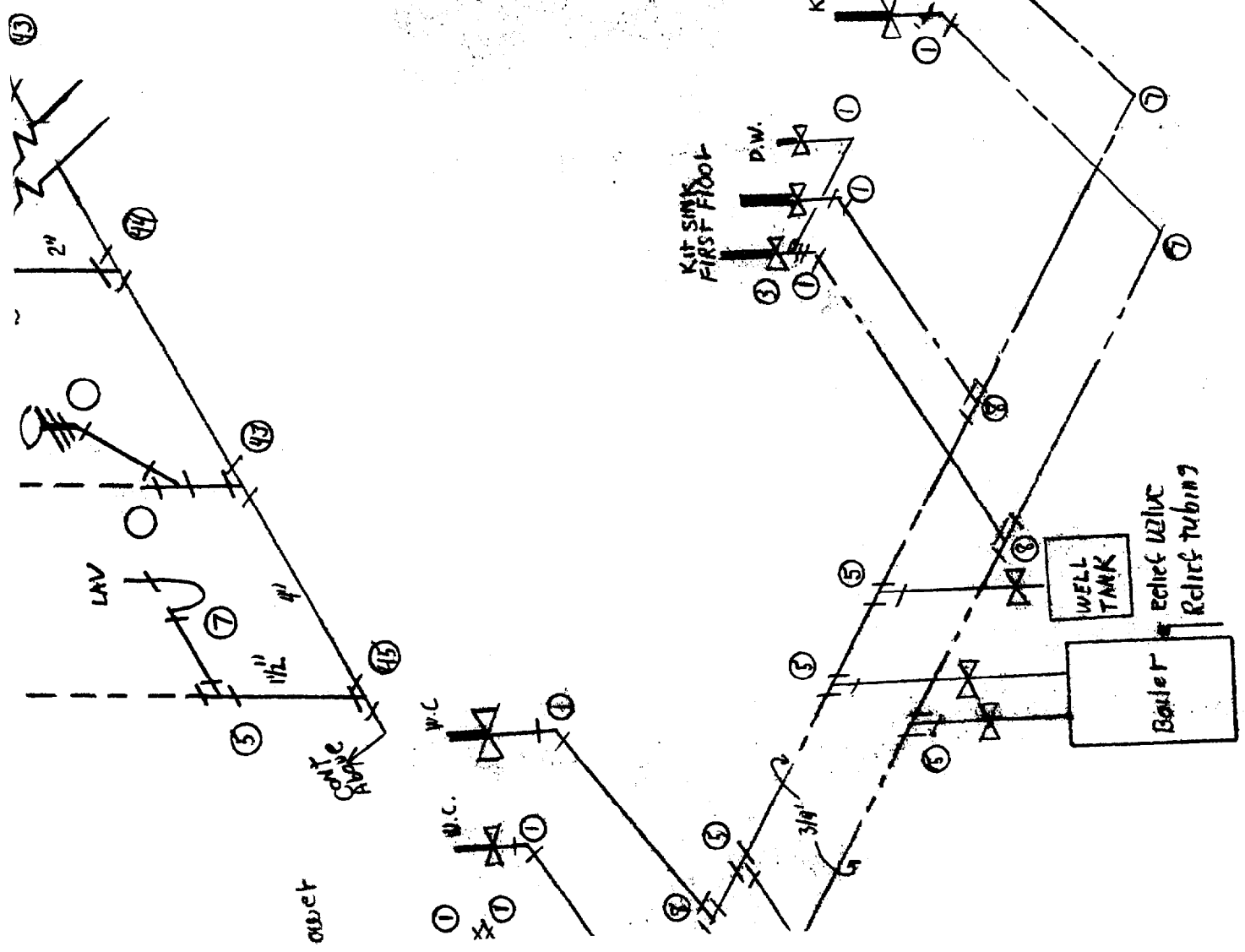
DRAINAGE SYSTEM

1. ALL VENTS THROUGH ROOF TO BE MIN OF 2" AND TO TERMINATE ABOVE ROOF - A MINIMUM OF 18"
2. ALL WATER SUPPLY PIPING AND FIXTURE RISERS TO BE TYPE L COPPER WITH 95/5 SOLDER

cont from below

cont

# DRAINAGE SYSTEM



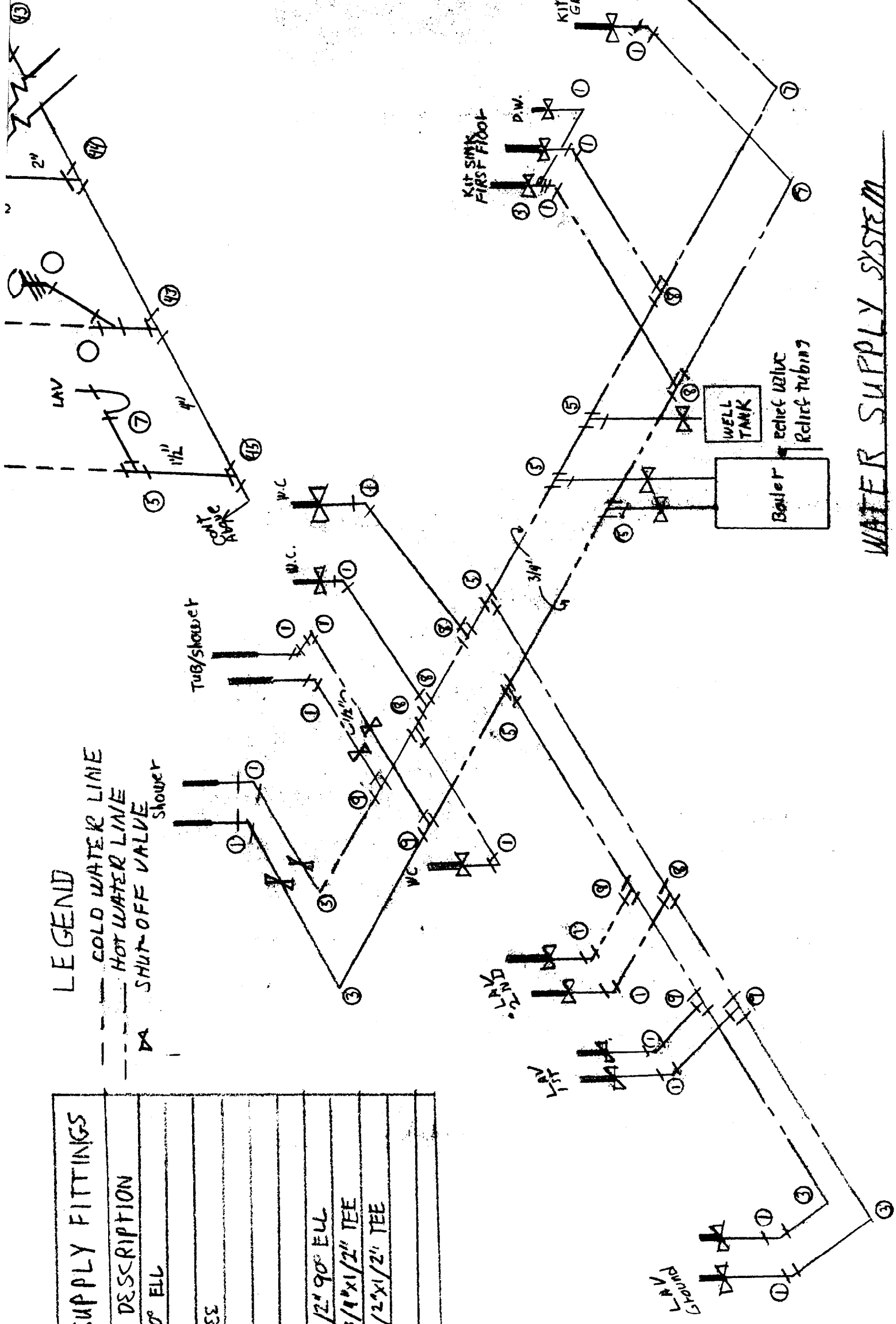
1. ALL VENTS THROUGH ROOF TO BE MIN OF 2" AND TO TERMINATE ABOVE ROOF - A MINIMUM OF 18"
2. ALL WATER SUPPLY PIPING AND FIXTURE RISERS TO BE TYPE L COPPER WITH 98/5 SOLDER OR WIRELESS JOINTS PLUS ENGEL CROSS LINKED POLYETHYLENE TUBINGS WITH PRESSURE RATED BRASS FITTINGS, COUPLERS AND TEES
3. ALL PLUMBING TO BE IN ACCORDANCE WITH APPLICABLE STATE CODES.
4. STANDARD DRAIN LINES TO BE ABS SCHEDULE 40
5. ANTI-SCALD MIXING VALVES USED ON SHOWERS
6. SHOWER HEAD 3.0 GPM MAX
7. DISHWASHER DRAIN LINE 2 IN P-TRAP TO BE 2" MIN
8. ALL HORIZONTAL RUNS SHALL BE SUPPORTED @ MIN OF 48" O.C. AND SHALL HAVE A UNIFORM SLOPE OF 1/4" PER FOOT TOWARDS DRAIN
9. ALL WATER SUPPLY PIPING SHALL BE SUPPORTED @ 48" O.C. MAX
10. ALL VERTICAL TO HORIZONTAL CHANGE OF DIRECTION SHALL BE THROUGH A LONG-TURN TY OR COMBINATION WYE 3 IN 1/8 BEND WITH THE EXCEPTION OF WATER CLOSET TRAY ARMS WHICH SHALL BE AN EXTRA LONG TURN 90° ELBOW.
11. ALL HORIZONTAL TO VERTICAL CHANGE OF DIRECTION SHALL BE THROUGH A SANITARY TEE OR WHEN (2) FIXTURES ENTER A VERTICAL STACK AT THE SAME LEVEL AN APPROVED DOUBLE FIXTURE FITTING SHALL BE USED.
12. ALL HORIZONTAL TO HORIZONTAL CHANGE OF DIRECTION SHALL BE THROUGH A LONG TURN TY OR COMBINATION WYE 1/8 BEND THROUGH A LONG TURN TY OR COMBINATION WYE 1/8 BEND

PLUMBING PLAN PROPOSED FOR  
BENNETT PROPERTY

|                                                           |             |                      |
|-----------------------------------------------------------|-------------|----------------------|
| SCALE:                                                    | APPROVED BY | DRAWN BY             |
| DATE: 1-7-00                                              |             | DIB                  |
| ISLAND WAY CLIFF ISLAND, PORTLAND, ME                     |             |                      |
| BELL DEVELOPMENT CORP<br>35 VAL HALLA ROAD CUMBERLAND, ME |             | DRAWING NUMBER<br>4A |

# WATER SUPPLY SYSTEM

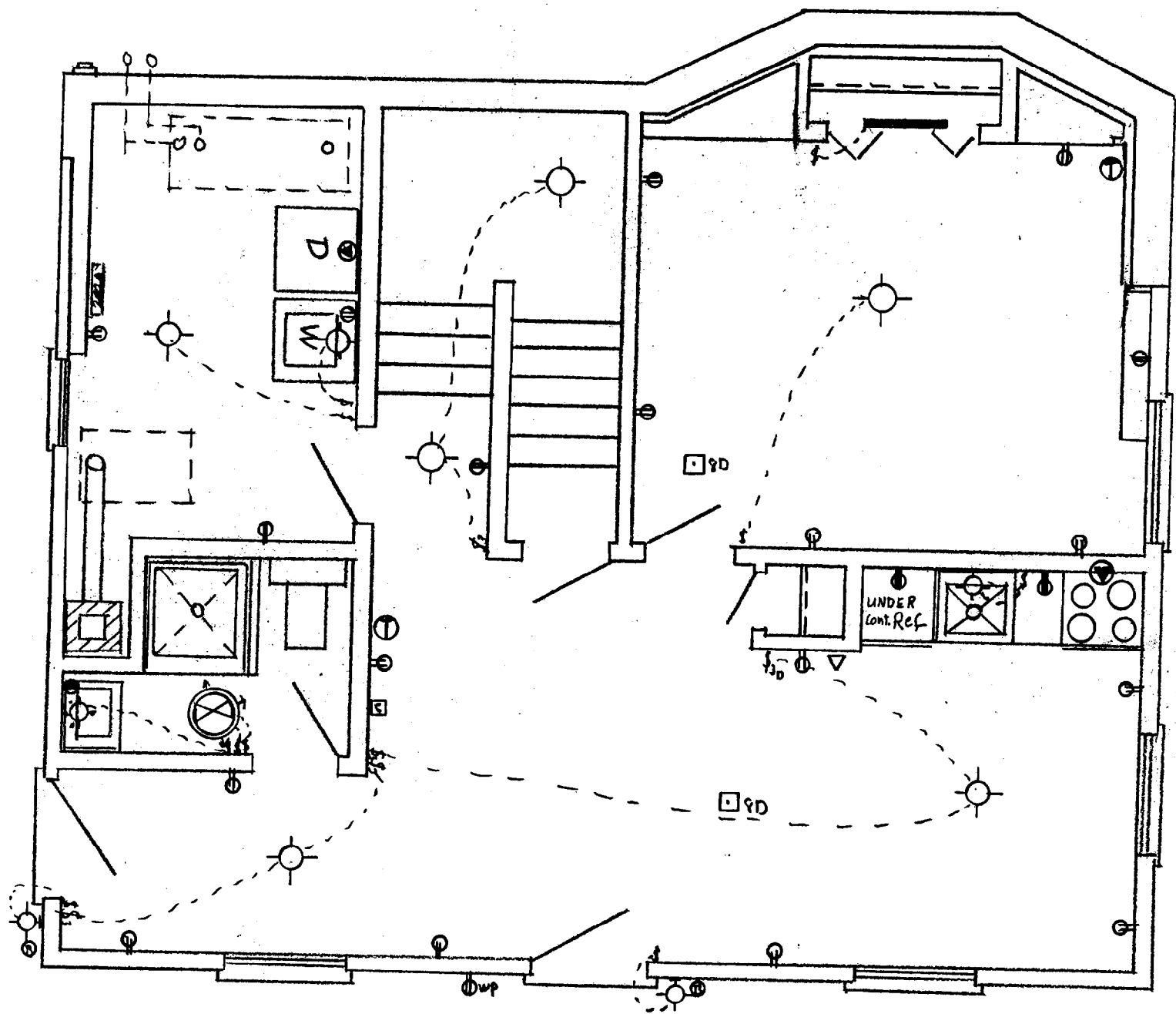
DRAINAGE



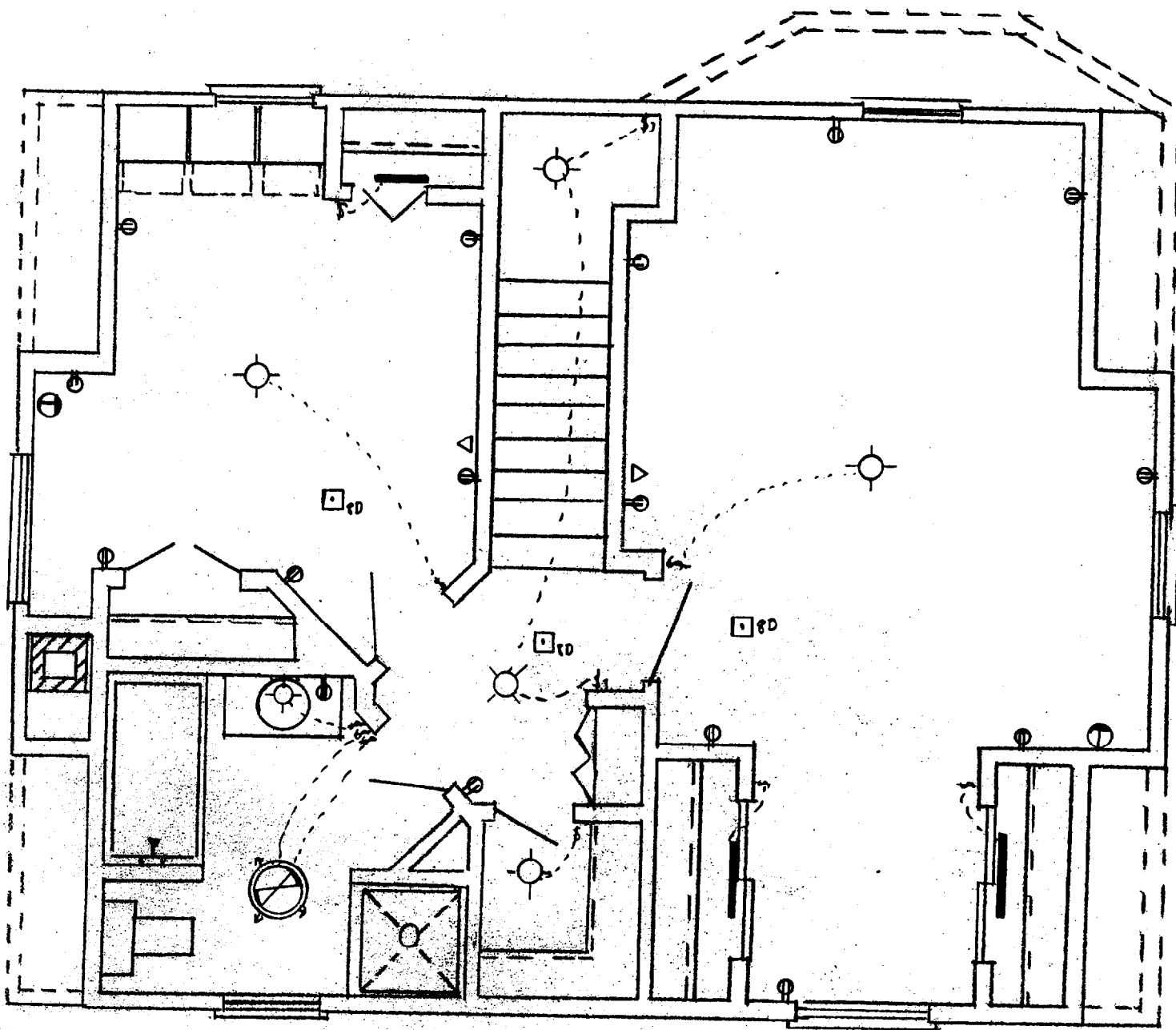
WATER SUPPLY SYSTEM

| WATER SUPPLY FITTINGS |                    |
|-----------------------|--------------------|
| TAG                   | DESCRIPTION        |
| 1                     | 1/2" 90° ELL       |
| 2                     | —                  |
| 3                     | 1/2" TEE           |
| 4                     | —                  |
| 5                     | —                  |
| 6                     | —                  |
| 7                     | 3/4"x1/2" 90° ELL  |
| 8                     | 3/4"x3/4"x1/2" TEE |
| 9                     | 3/4"x1/2"x1/2" TEE |
| 10                    | —                  |

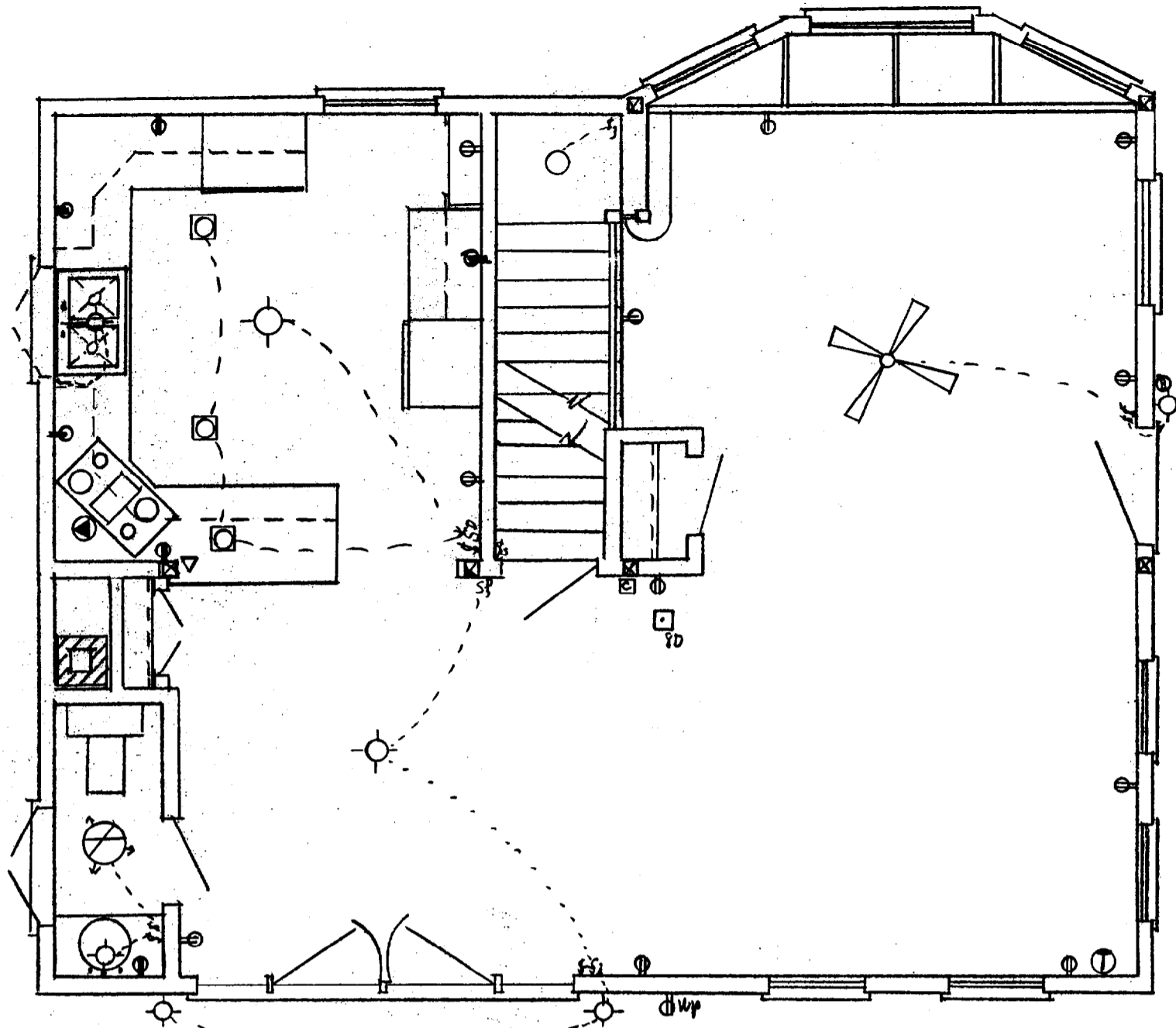
LEGEND  
 --- COLD WATER LINE  
 - - - HOT WATER LINE  
 ▽ SHUT-OFF VALVE  
 Shower



GROUND FLOOR



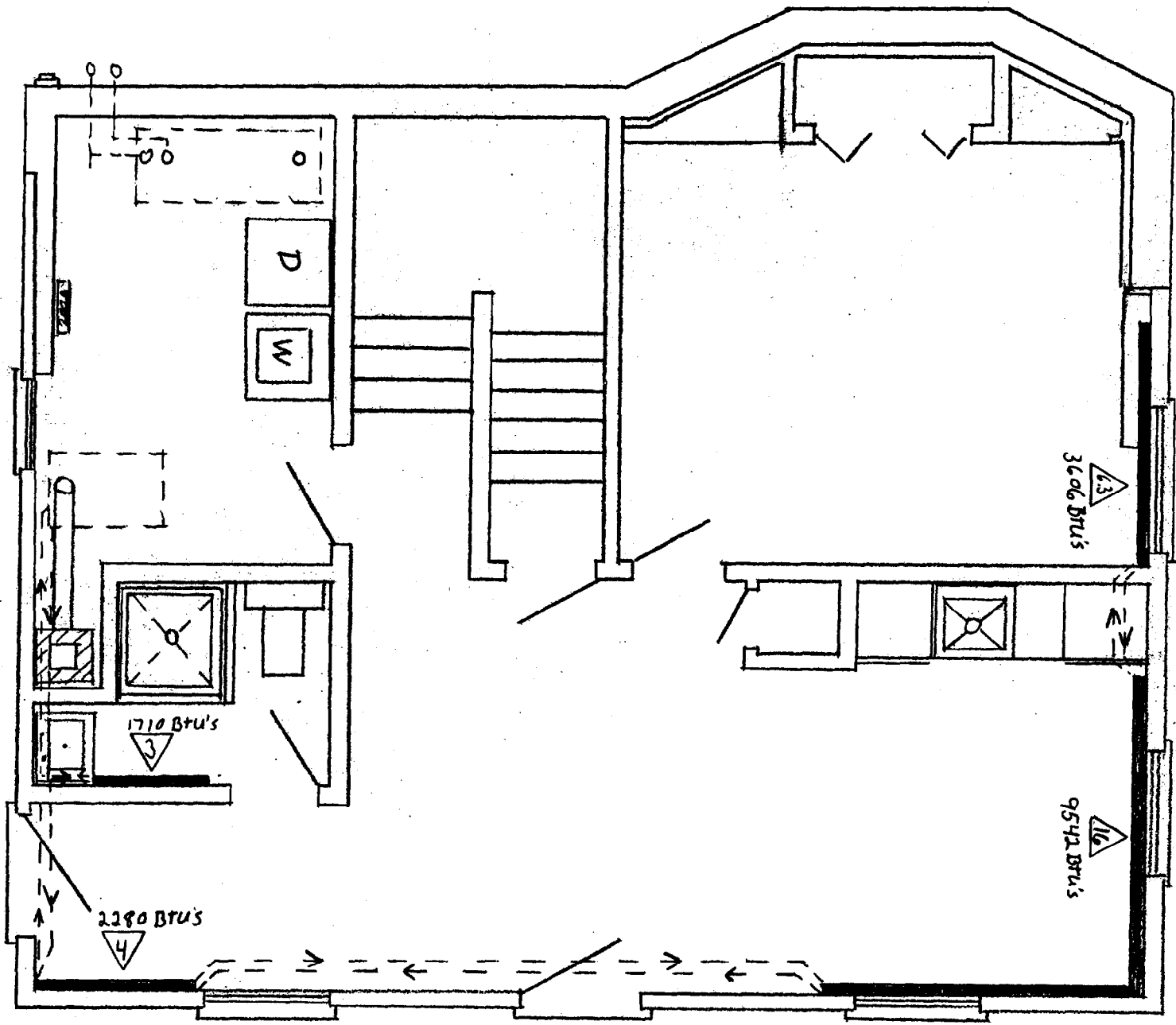
SECOND FLOOR



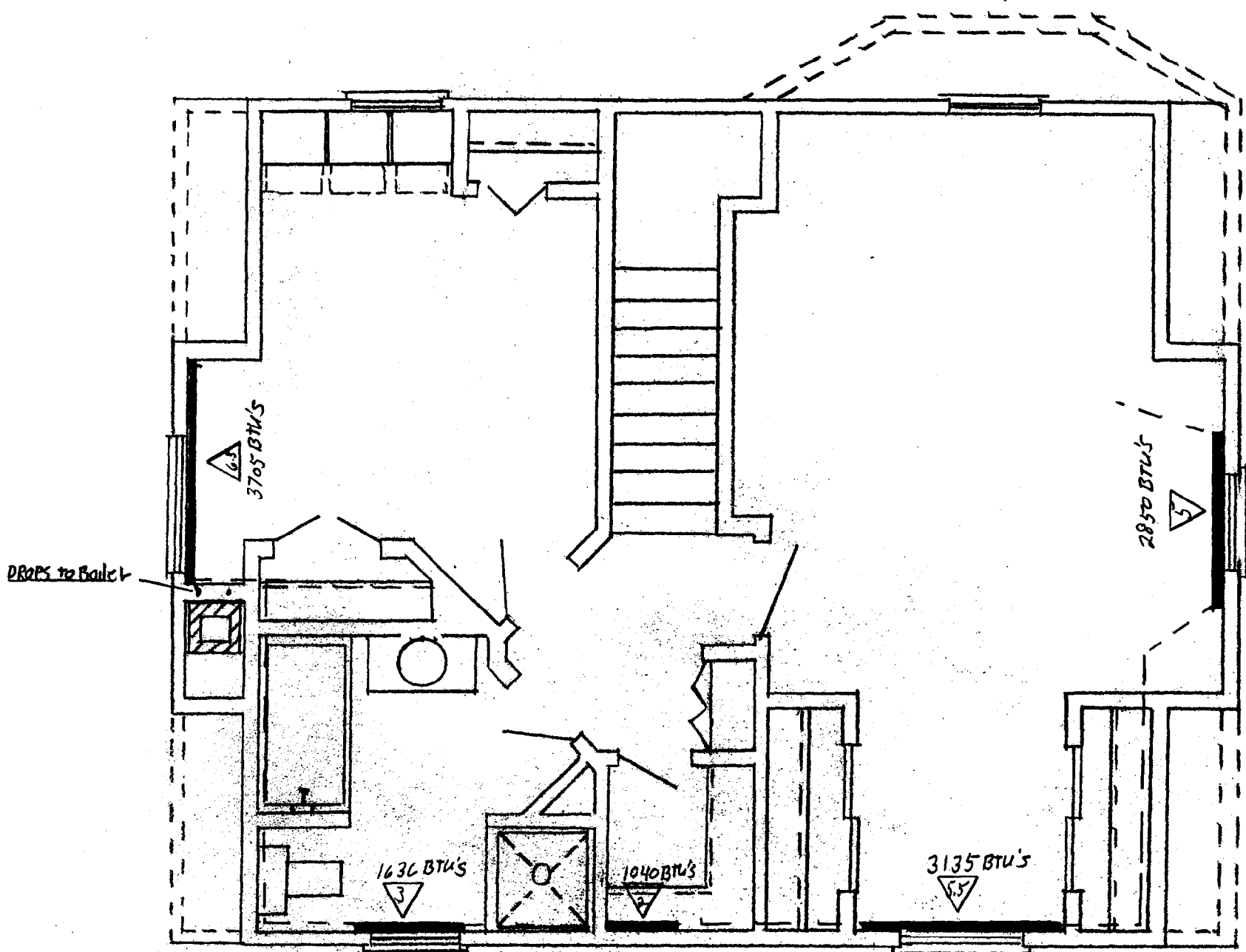
FIRST FLOOR

- ⊙ CEILING MOUNTED LIGHT FIXTURE
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ONE TUBE OVER THE DOOR MOUNTED FLUORESCENT LIGHT FIXTURE
- ⊗ CEILING MOUNTED FAN
- RECESSED LIGHT
  
- ⊕ DUPLEX OUTLET
- ⊕ GROUND FAULT DUPLEX OUTLET
- ⊕ 220 VOLT OUTLET
- ⊕ WEATHER PROOF DUPLEX OUTLET
  
- <sub>SD</sub> SMOKE DETECTOR
- ⊕ DOORBELL BUTTON
- ⊕ DOOR CHIME LOCATION
- ▷ TELEPHONE OUTLET
- ⊕ CABLE T.V. OUTLET
  
- § SINGLE POLE WALL SWITCH
- §<sub>3</sub> 3-WAY WALL SWITCH
- §<sub>D</sub> SINGLE POLE WALL SWITCH WITH DIMMER
- §<sub>3D</sub> 3-WAY WALL SWITCH WITH DIMMER
- ⊕<sub>200A</sub> 200 AMP SERVICE

|                                                           |                |              |
|-----------------------------------------------------------|----------------|--------------|
| ELECTRICAL PLAN PROPOSED FOR BENNETT PROPERTY             |                |              |
| SCALE: 1/4" = 1'0"                                        | APPROVED BY    | DRAWN BY JFB |
| DATE:                                                     |                |              |
| CLIFF ISLAND, PORTLAND, MAINE                             |                |              |
| BELL DEVELOPMENT CORP<br>35 VAL HALL ROAD, CUMBERLAND, ME | DRAWING NUMBER | 4B           |

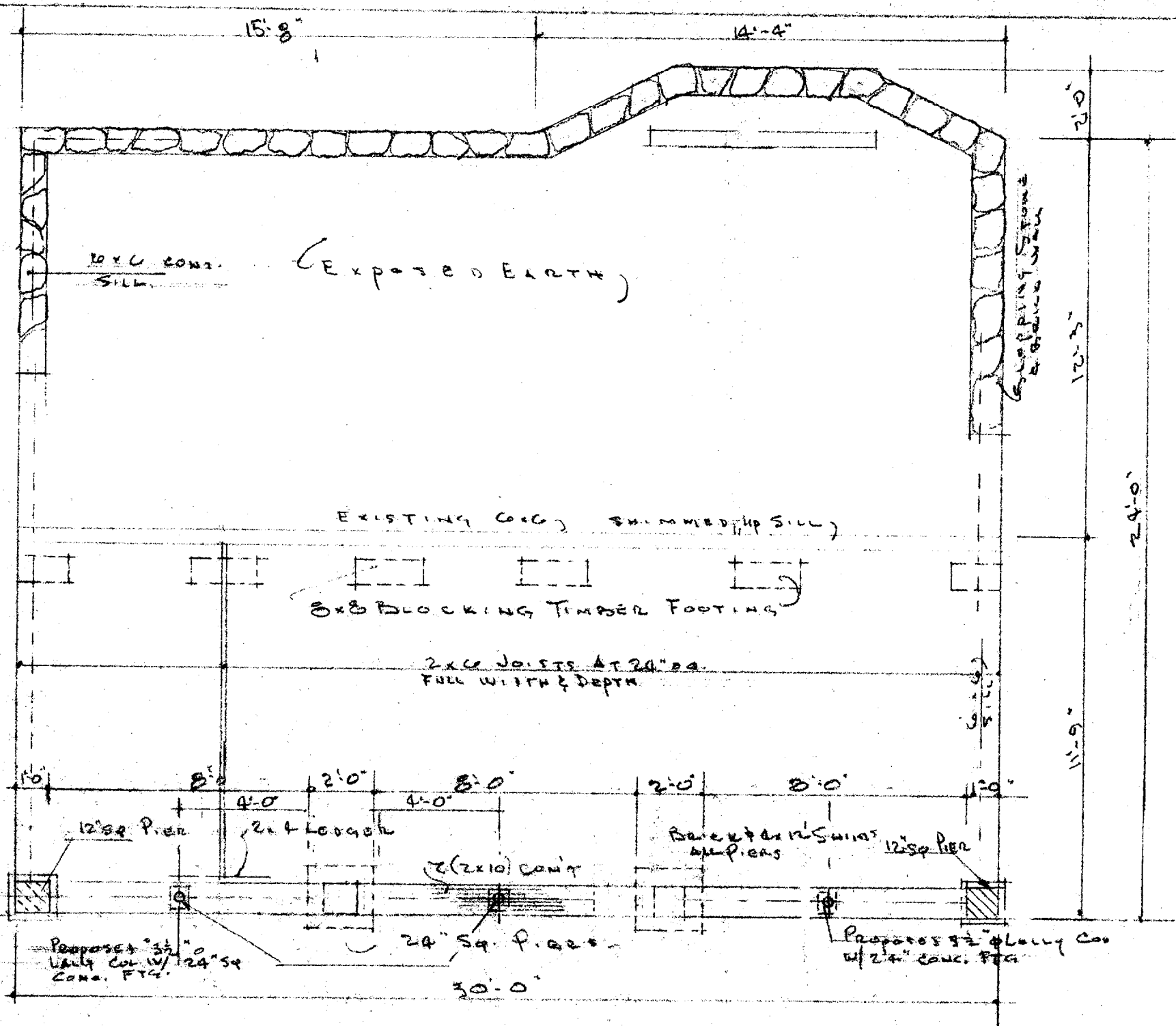


GROUND FLOOR

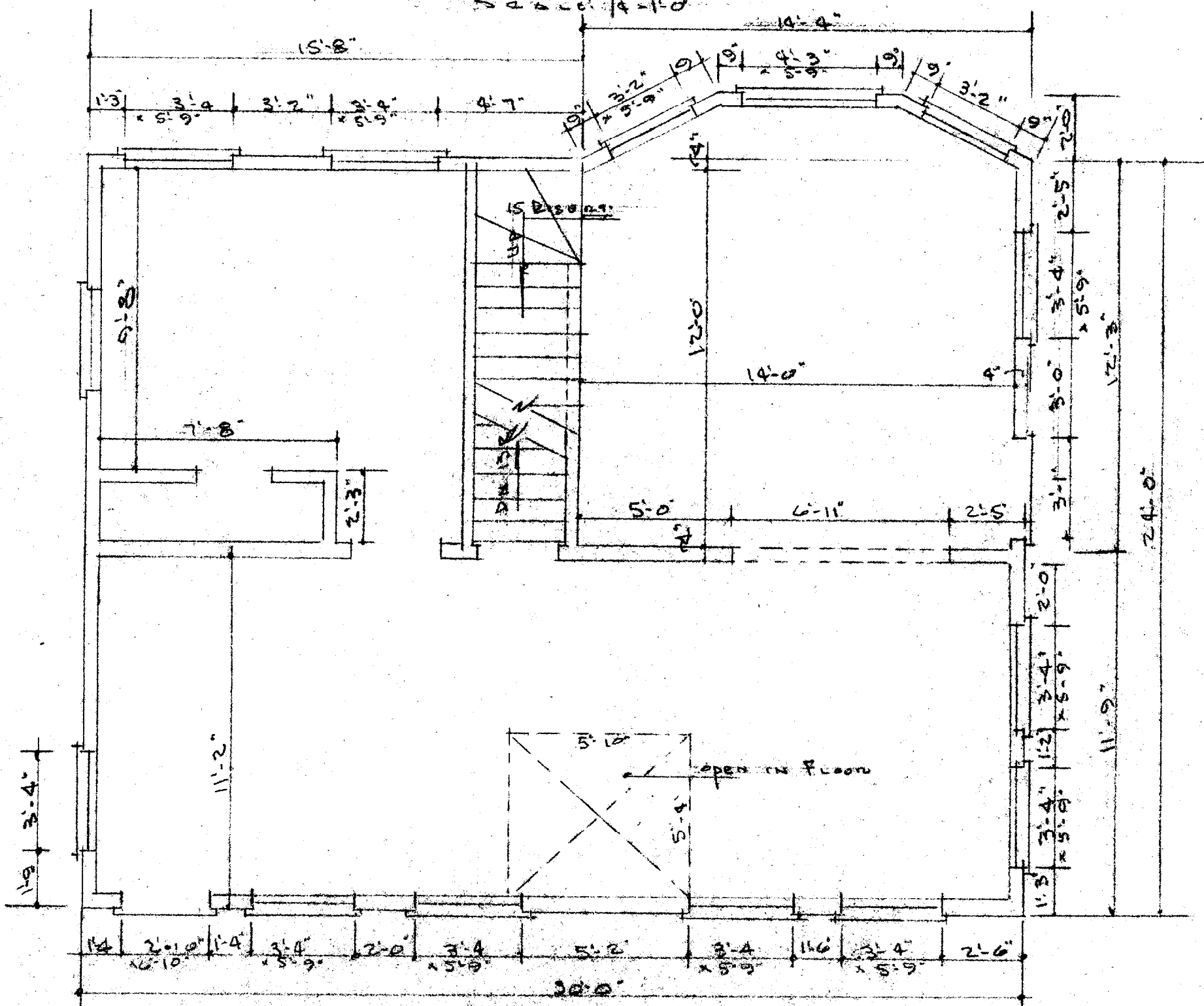


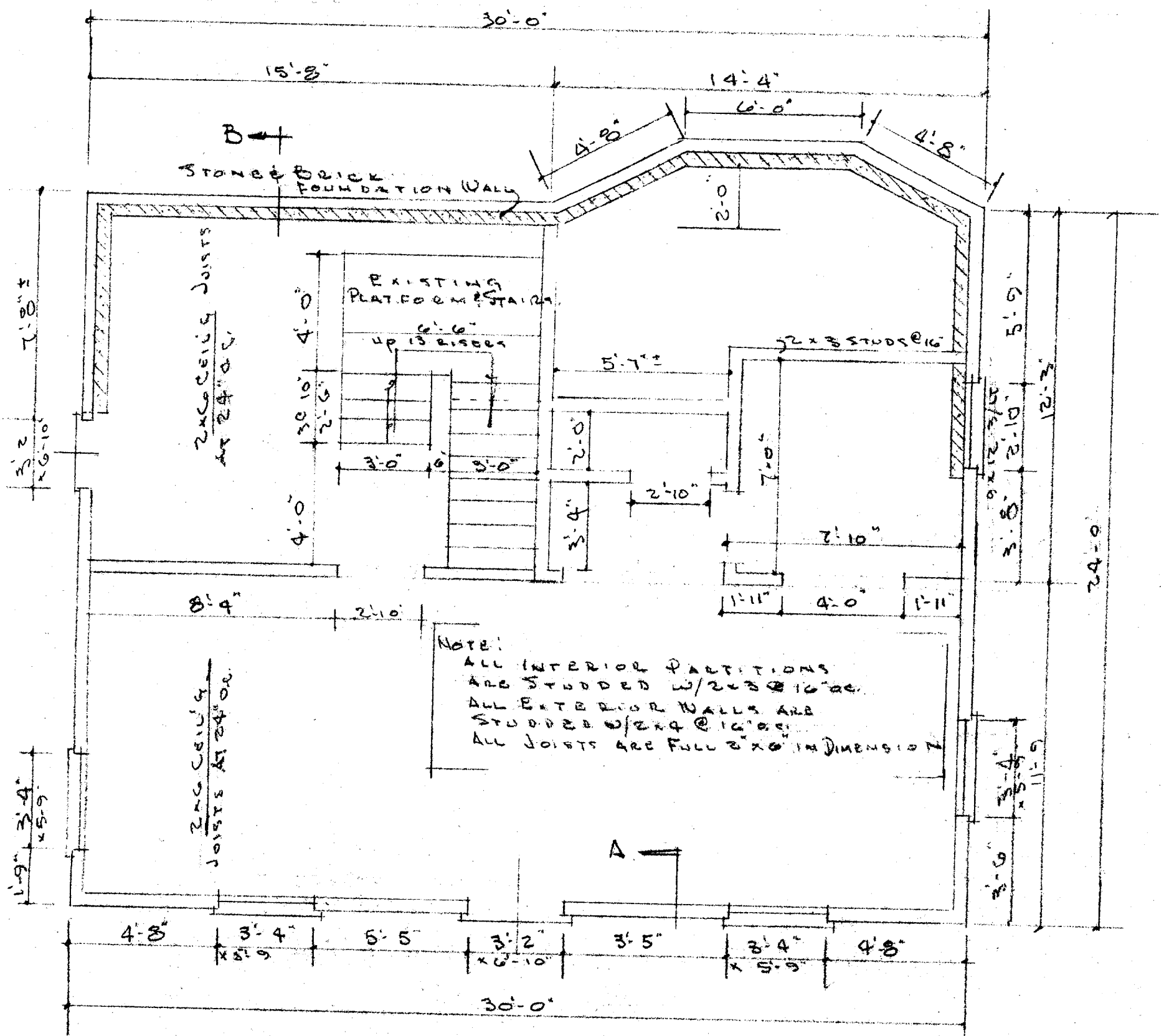
SECOND FLOOR



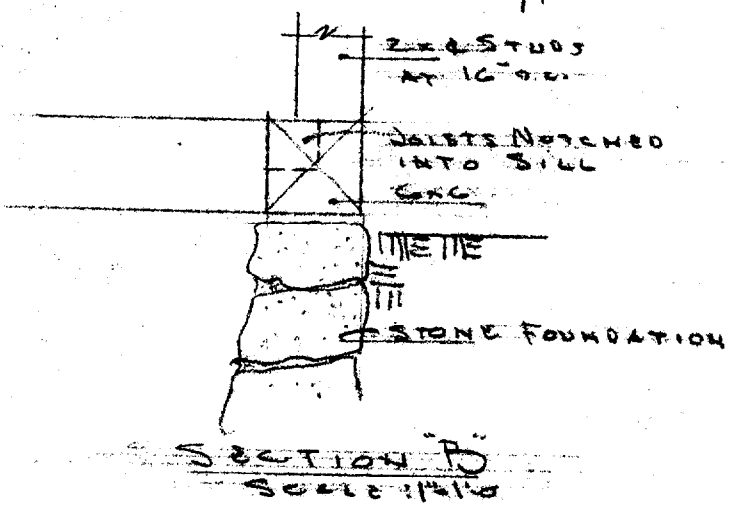
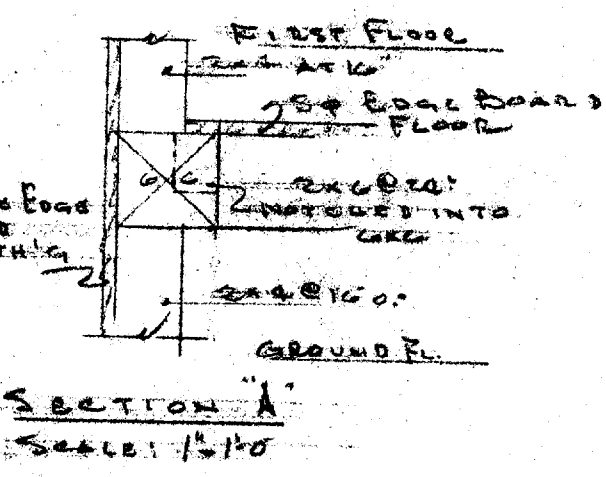


EXISTING FOUNDATION & PIER





GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



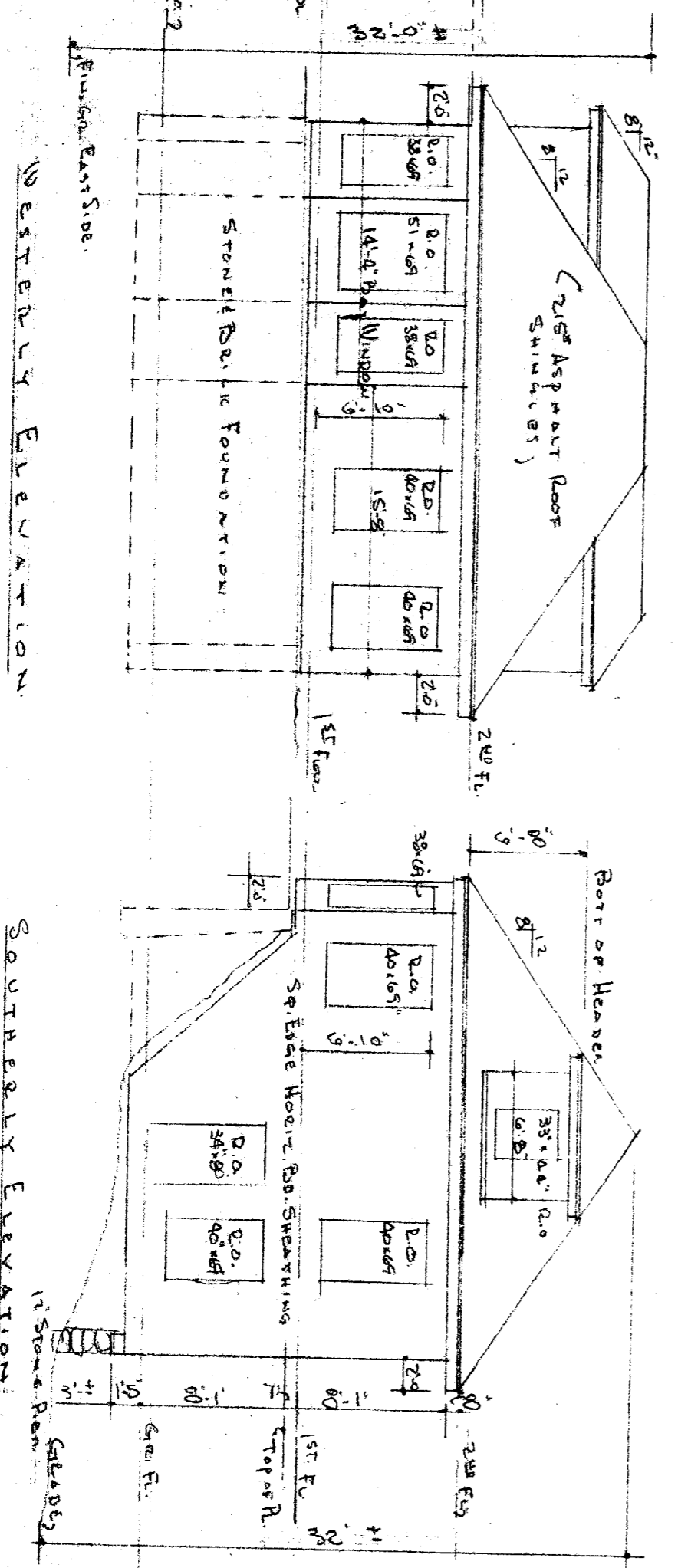
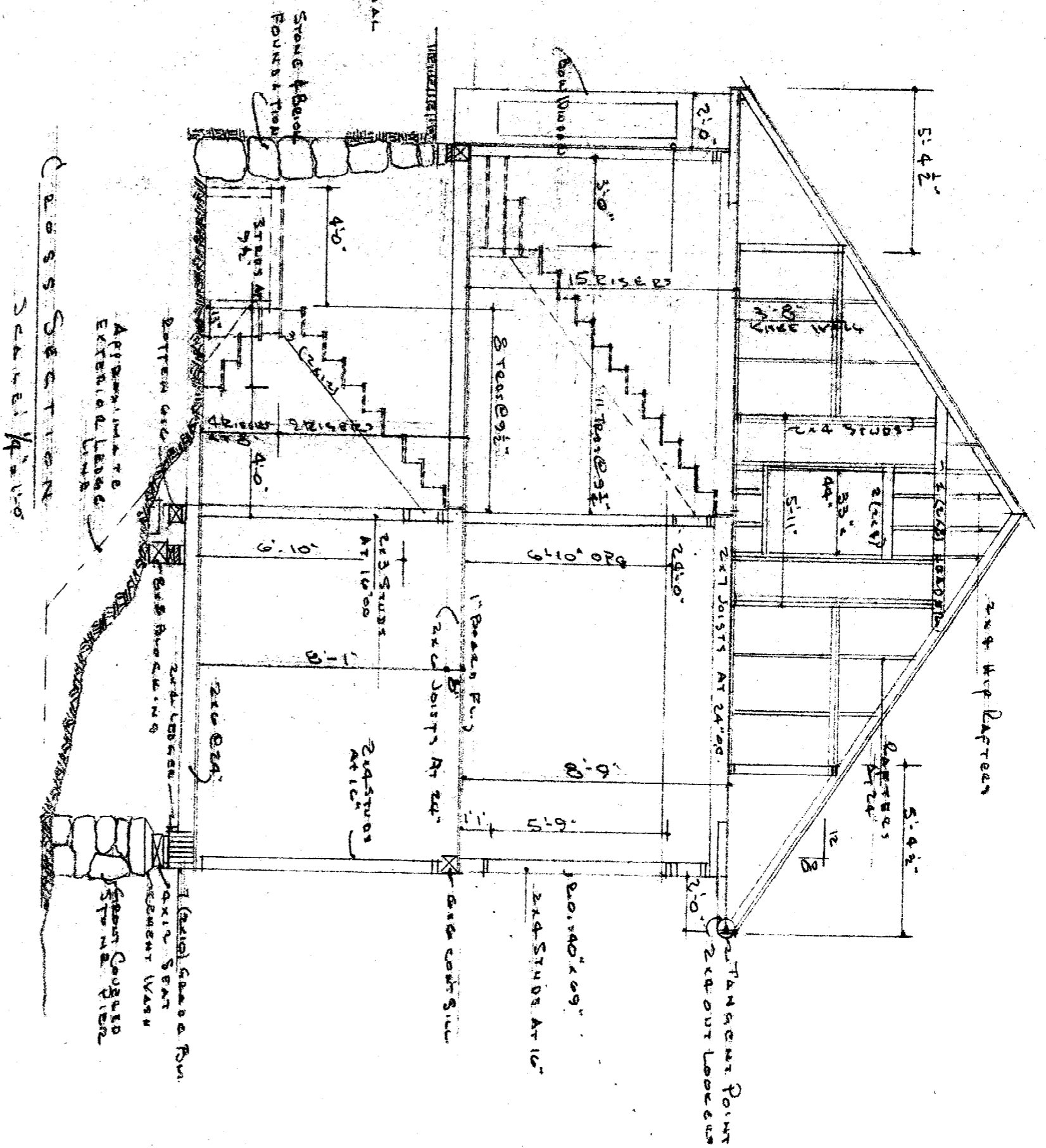
EXISTING FOUNDATION & FLOOR PLANS  
HOUSE ON CLIFF ISLAND PORTLAND, ME.

DRAWN BY A. BARTER  
SHEET 1

JOB 011

BELL DEVELOPMENT CORP  
35 VAL HALL RD  
CUMBERLAND, ME





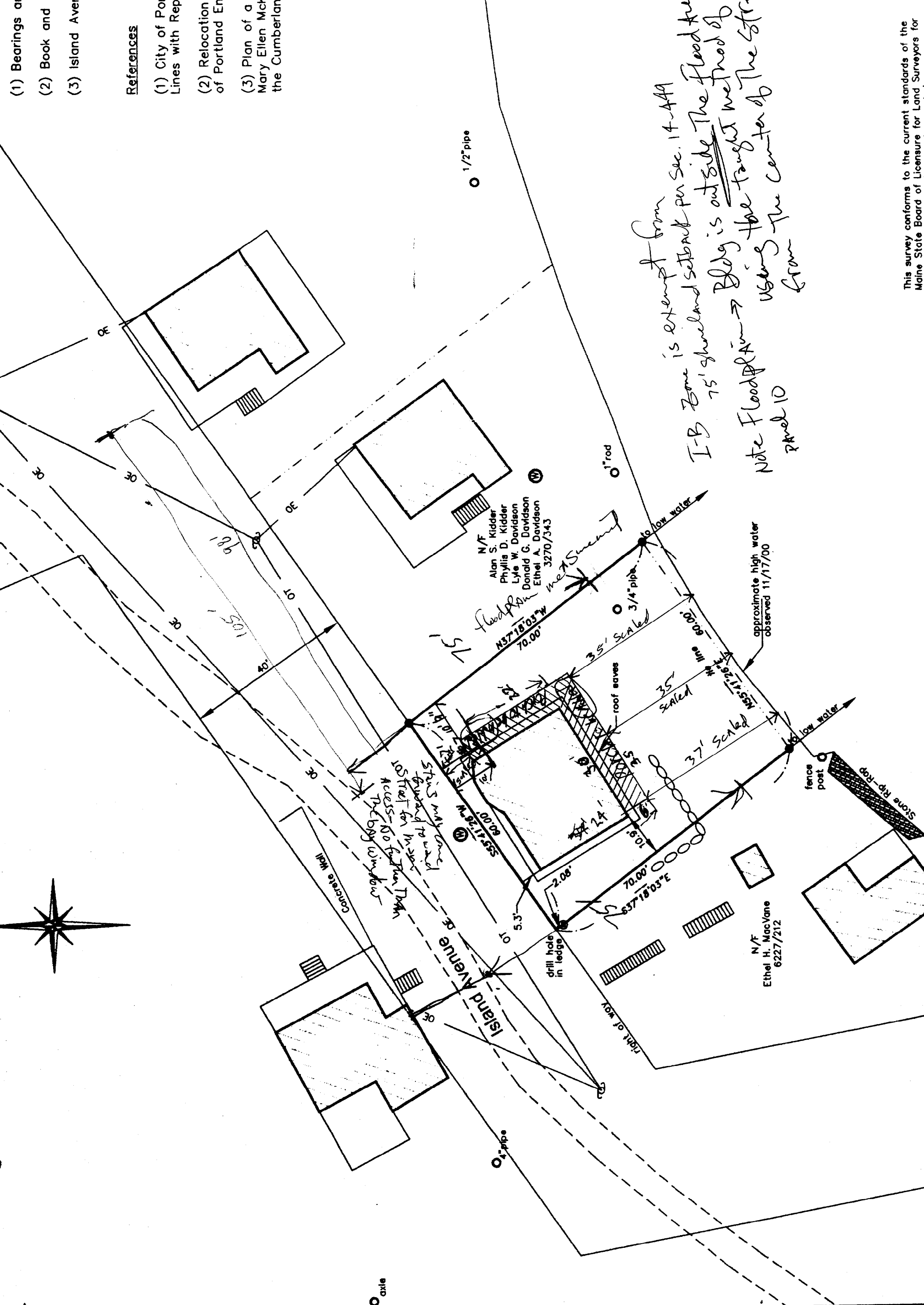
EXISTING 2ND FLOOR CROSS SECTION & ELEVATIONS  
 HOUSE ON CLIFF ISLAND, PORTLAND, ME.

Bill Development Inc.

- (1) Bearings of
- (2) Book and
- (3) Island Avenue

References

- (1) City of Portland Lines with Rep
- (2) Relocation of Portland En
- (3) Plan of a Mary Ellen Mc the Cumberlan



I-B Zone is exempt from 75' shoreline setback per Sec. 14-449  
 Bldg is outside the Flood tree  
 Note Floodplain → Bldg is outside the Flood tree using the tangent method of  
 from the center of the structure  
 Panel 10