

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 071266

This is to certify that CARTER R. STUART III & GAIL L. STUART Movers
 has permission to New 25' x 32' Relocated Home
 AT 95 WESTLAND AVE 197 L001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is loaded or closed-in. **HEAVY NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
 Health Dept. _____
 Appeal Board _____
 Other _____
Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Expired

City of Portland, Maine - Building or Use Permit Application

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

197-2007

Permit No: 07-1266	Issue Date:	CBL: / 197 L001001
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Location of Construction: 95 WESTLAND AVE (Carbo St)	Owner Name: CARTER R STUART III & ABIGA	Owner Address: 95 WESTLAND AVE	Phone:
Business Name:	Contractor Name: Copp Movers	Contractor Address: 17 Upper Methodist Road Cumberland	Phone: 2078293570
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-5

Past Use: Split lot from - 95 Westland (New CBL should be 197 L 7 & 8 House from CBL#198 D008 Permit#071263	Proposed Use: Single Family Home - House from CBL#198 D008 Demo Permit#071263 New 28' x 32' Relocated Home 24' x 31'	Permit Fee: \$635.00	Cost of Work: \$54,000.00	CEO District: 3
Proposed Project Description: New 25' x 32' Relocated Home 24' x 31'		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRL-2003 Signature: [Signature] 2/4/08	
<p style="font-size: 2em; text-align: center; color: black;">EXPIRED</p>		Signature: _____		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: ldobson	Date Applied For: 10/10/2007	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone parcel 13 - zone C <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2007-0179 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Or w/ conditions Date: 11/2/07 ABM	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

95 Westland Ave

Location/Address of Construction:		CARIBOU ST. PORTLAND ME 04102	
Total Square Footage of Proposed Structure		Square Footage of Lot	
1,600,00		6,000	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#		Owner:	Telephone:
197 L 7+8		R. STUART CARTER III	(207) 838-9395
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone:	Cost Of Work: \$ 54,000.00
197 L 001.213.7,8 + 18-21		STUART CARTER 95 WESTLAND AVE. PORTLAND ME 04102 (207) 838-9395	Fee: \$ Pkg Fee 560.00 Site 300.00 C of O Fee: \$
Current legal use (i.e. single family)		SINGLE FAMILY	
If vacant, what was the previous use?		SINGLE FAMILY	
Proposed Specific use:		SINGLE FAMILY	
Is property part of a subdivision?		NO	
Project description:		MOVING THE HOUSE LOCATED AT 184 OSGOOD TO THE LOT ABOVE ON CARIBOU ST.	
Contractor's name, address & telephone: COPP + SUNS 17 JAMES METHUEN RD (CMA. ME 829 - 3570			
Who should we contact when the permit is ready: STUART CARTER			
Mailing address: P.O. BOX 11138 PORTLAND, ME 04104-7138		Phone: 838-9395 xx call	

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

OCT - 4 2007

RECEIVED

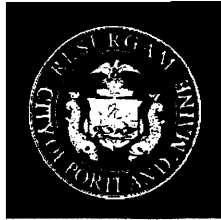
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date: 8/17/07
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This is not a permit; you may not commence ANY work until the permit is issued.



Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

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

February 21, 2008

R. Stuart Carter III
95 Westland Avenue
Portland, ME 04102

RE: Application for Section 14-403 Review #2007-0187
Caribou Street – 197-L-007 & 008
Building Permit #07-1266

Dear Mr. Carter:

You have been inquiring into several issues associated with your proposal to move a house presently owned by Waynflete School to a piece of property you own on Caribou Street. Knowing that various ordinance requirements affect your project, you and Councilor Skolnik requested a meeting with staff to review the applicable sections of the Portland Ordinance and to discuss those sections for which waivers may be obtained.

On December 7, 2007 the City sent you a letter outlining various issues that may impact your plans. Staff members from several City Departments then met with you and a representative from Waynflete at City Hall on February 1, 2008 to discuss your objective of moving the house to your lot and the Ordinance requirements which would apply to such a project. At that meeting you outlined a number of issues and problems related to the options for street improvements that the City had included in its December 7th letter to you. Staff has again reviewed the Ordinance language in light of your general objective (recognizing that no detailed street improvement plans have been submitted) and responds to you as follows.

1. **Street Width:** The Public Works Department has reviewed the utilities and drainage issues in Westland Avenue and does not support a waiver for a street width of less than 28 feet for street improvements associated with this 14-403 application. As we discussed with you at the meeting, the City has found that a street width of less than 28 feet did not allow for adequate traffic flow and proper street maintenance. It was communicated that the requirements for curbing and drainage for this option likely would be waived once a plan has been submitted and evaluated. As for the sewer alternative you propose (i.e. installation of a septic system as opposed to connecting to the City sewer), the City recognizes the provision of Chapter 24-37 allows for septic system installation where the sewer

connection would be located 200 feet or more away from an active City sewer system.

2. **Turnaround:** The Public Works Department has reviewed the question of a turnaround and has determined that a turnaround would be required if the street improvements extend to Westland Avenue and Hobart Avenue, but not if the street improvement goes through to Osgood Street. The required turnaround would need to meet the City's Technical Standards: Section 1: "Street Design, Alignment and Grade Standards" item 2E and Figure I-6 "Typical Turnaround Detail." These specify that the turnaround may be in gravel or paved but must be 30 feet away from the end of the dedicated or accepted street and comprise a 30 foot by 30 foot easement to the right side of the street when facing the dead-end. As we discussed at the meeting, a turnaround is typically located over property in which the applicant has right, title and interest. A turnaround does not fit within a 50 foot right of way as you originally imagined.

The above decisions are based on the City's Ordinance requirements as set out in section 14-403. As was stated in the letter from Planning to you in December, the Legal Department has confirmed that you have the right to appeal these decisions through the Zoning Board of Appeals.

If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to appeal before the Zoning Board of Appeals. If you should fail to do so, my decision is binding and not subject to appeal. If you wish to appeal, please contact me for the necessary paperwork that is required to file an appeal.

Sincerely,



Marge Schmuckal
Zoning Administrator

Cc: Dan Skolnik, Councilor
Lee Urban, Director of Planning and Development
Alex Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Mike Farmer, Public Works, Project Engineer
Penny Littell, Associate Corporation Counsel
Katherine Earley, Public Works Engineering Manager
David Margolis-Pineo, Deputy City Engineer
Todd Merkle, Public Works
Phil Dipierro, Planning Development Review Coordinator
Jenie Bourke, Inspection Services Director
Chris Hanson, Code Enforcement Officer
Ann Machado, Zoning Specialist



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

February 21, 2008

R. Stuart Carter III
95 Westland Avenue
Portland, ME 04102

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Caribou Street – 197-L-007 & 008
Building Permit #07-1266

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Sincerely,



Marge Schmuckal
Zoning Administrator

Cc: Dan Skolnik, Councilor
Lee Urban, Director of Planning and Development
Alex Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Mike Farmer, Public Works, Project Engineer
Penny Littell, Associate Corporation Counsel
Katherine Earley, Public Works Engineering Manager
David Margolis-Pineo, Deputy City Engineer
Todd Merkle, Public Works
Phil Dipierro, Planning Development Review Coordinator
Jeanie Bourke, Inspection Services Director
Chris Hanson, Code Enforcement Officer
Ann Machado, Zoning Specialist

From: Marge Schmuckal
To: Barbara Barhydt; Lee Allen; Michael Farmer
Date: 3/5/2008 2:49:52 PM
Subject: Re: Road Widening - Caribou Street- Westland Ave

Lee,
Mr. Carter must meet all the street requirements that have been outlined in the attached letter to him. Any variances must go to the Zoning Board of Appeals as outlined in this letter.

I hope this helps you.

Marge Schmuckal
Zoning Administrator

>>> "Lee Allen" <lee.allen@northeastcivilsolutions.com> 3/5/2008 2:39:23 PM >>>

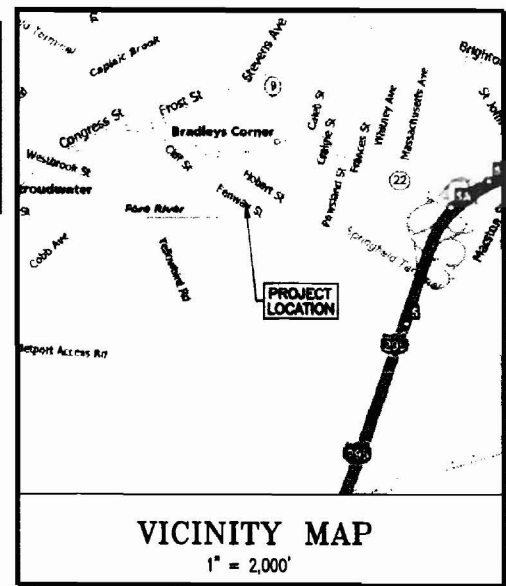
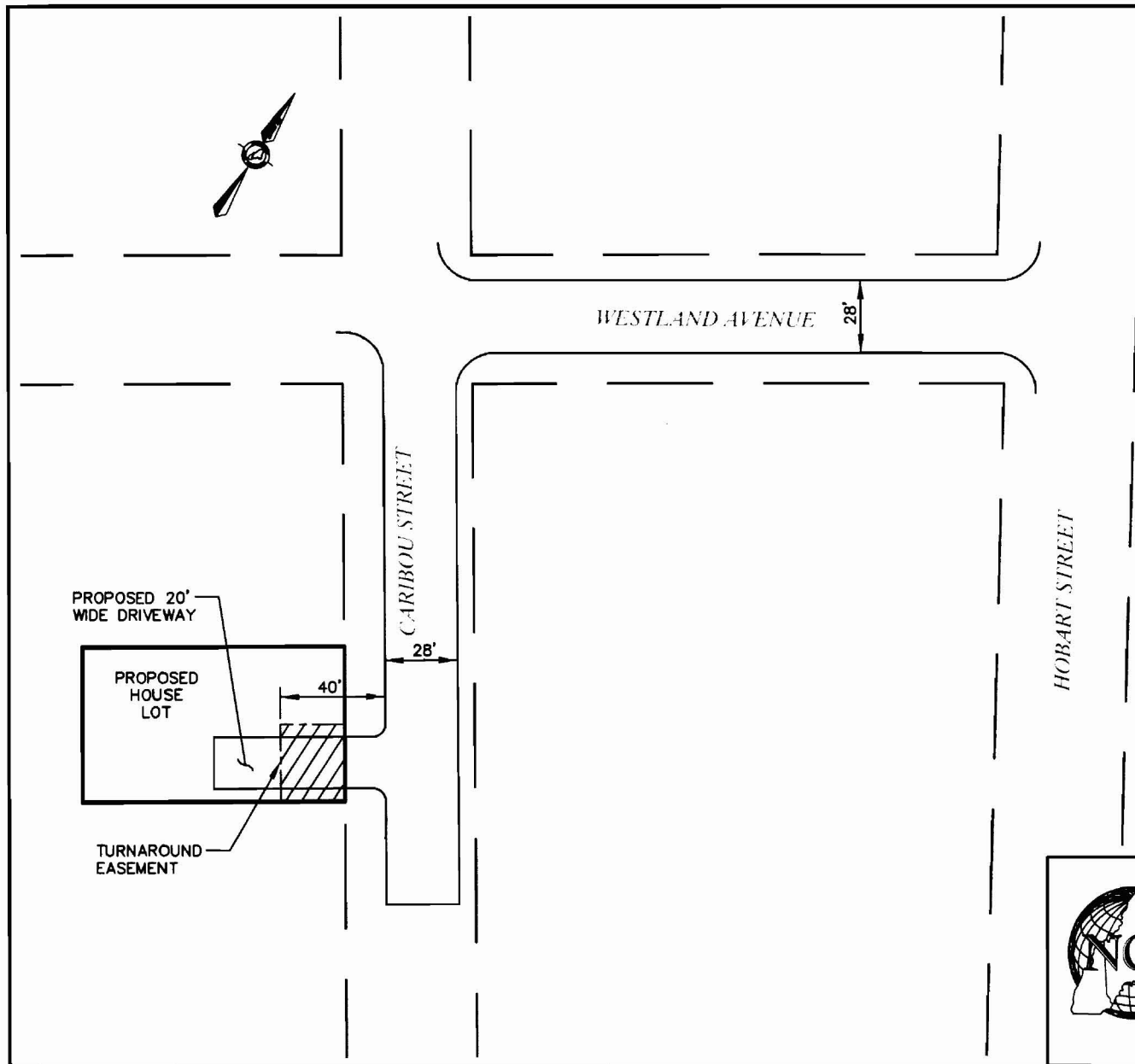
Marge, Barbara and Mike,

Attached please find sketch of proposed widening improvements to Caribou and Westland to accomodate a house that has been moved onto Caribou for Stuart Carter. Based on his previous discussions with the City we want to make sure that the widening as shown with the turnaround is acceptable to move the project forward. Also based on the information that we have Hobart Street is 24 ft wide, will the widening of Westland and Caribou need to be 28 ft if the street to access it is only 24' wide. Please respond with your comments. Thank you.

Lee Allen, P.E., Vice President
Northeast Civil Solutions, Inc.
153 US Route 1
Scarborough, ME 04074

Phone: (207) 883-1000
Toll Free: (800) 882-2227
Fax: (207) 883-1001

CC: Jim Fisher; PENNY LITTELL; Stuart Carter



Drawing Name:
ROAD IMPROVEMENT SKETCH PLAN

Project Name and Location:
STUART CARTER
95 WESTLAND AVE, PORTLAND, MAINE 04101

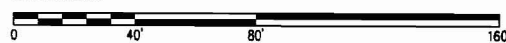
DATE: MARCH 5, 2008 ACAD FILE: 30632-SITE.DWG



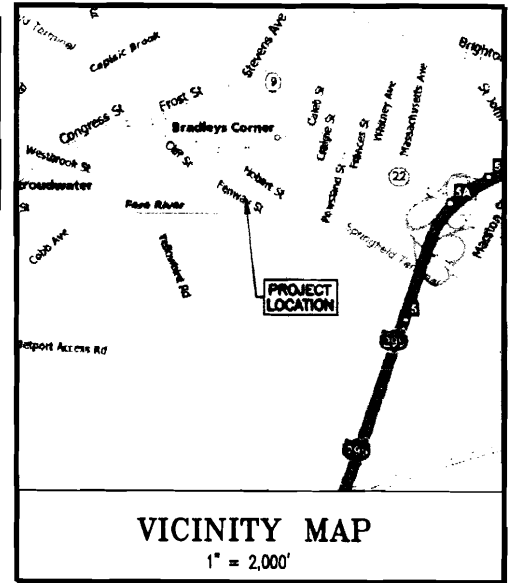
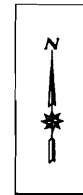
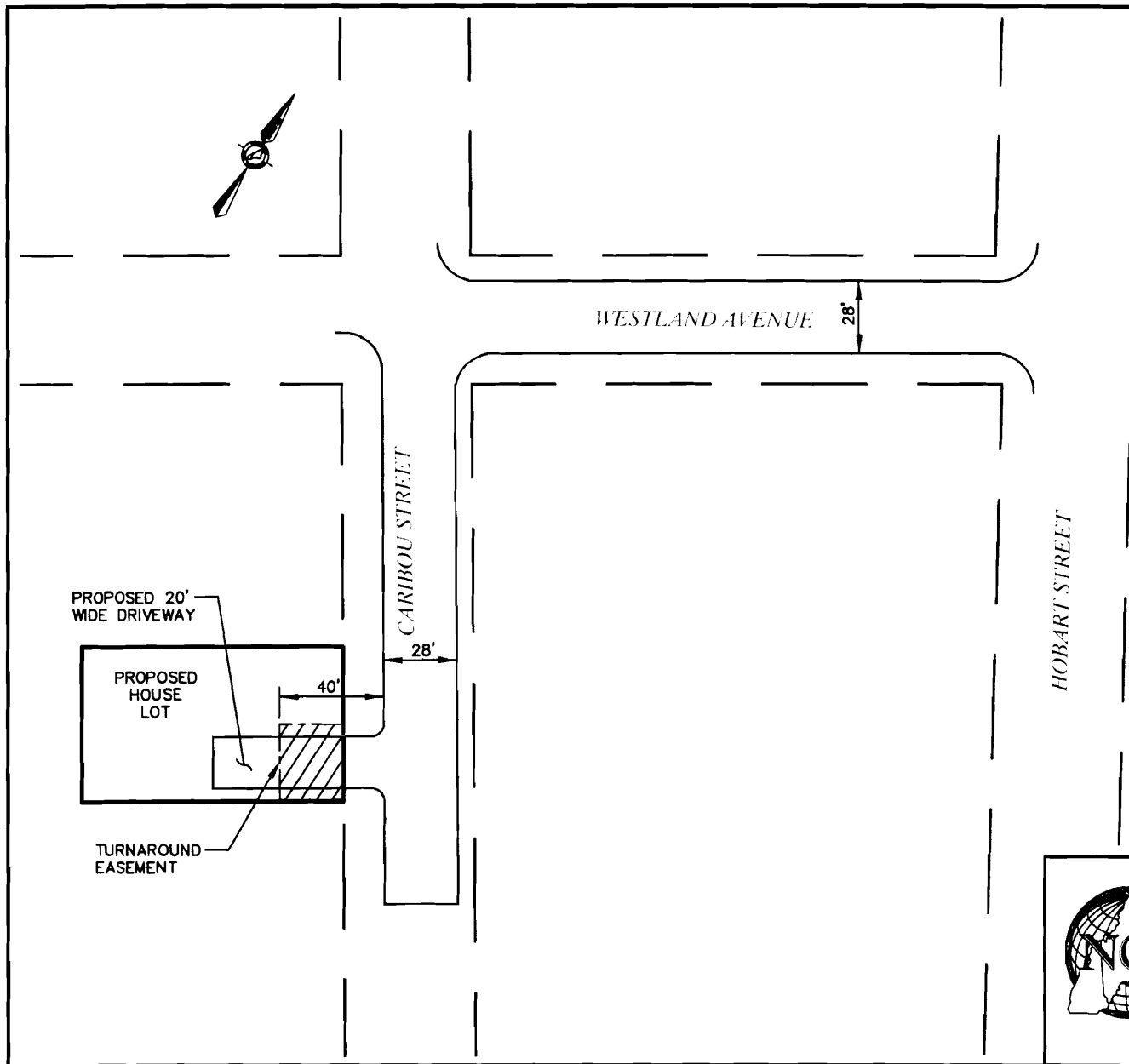
SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com
800.882.2227



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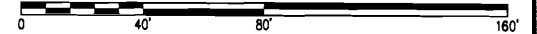
Drawing Name: ROAD IMPROVEMENT SKETCH PLAN	
Project Name and Location: STUART CARTER 95 WESTLAND AVE, PORTLAND, MAINE 04101	
DATE: MARCH 5, 2008	ACAD FILE: 30632-SITE.DWG



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com
800.882.2227



From: "Lee Allen" <lee.allen@northeastcivilsolutions.com>
To: "Marge Schmuckle" <mes@portlandmaine.gov>, "Barbara Barhydt" <bab@portlandmaine.gov>, "Mike Farmer" <mfarmer@portlandmaine.gov>
Date: 3/5/2008 2:41:40 PM
Subject: Road Widening - Caribou Street- Westland Ave

Marge, Barbara and Mike,

Attached please find sketch of proposed widening improvements to Caribou and Westland to accommodate a house that has been moved onto Caribou for Stuart Carter. Based on his previous discussions with the City we want to make sure that the widening as shown with the turnaround is acceptable to move the project forward. Also based on the information that we have Hobart Street is 24 ft wide, will the widening of Westland and Caribou need to be 28 ft if the street to access it is only 24' wide. Please respond with your comments. Thank you.

Lee Allen, P.E., Vice President
Northeast Civil Solutions, Inc.
153 US Route 1
Scarborough, ME 04074

Phone: (207) 883-1000
Toll Free: (800) 882-2227
Fax: (207) 883-1001

CC: "Stuart Carter" <scarter4@maine.rr.com>, "Fisher, Jim" <jim.fisher@northeastcivilsolutions.com>

AS SENT

December 7th, 2007

R. Stuart Carter III
95 Westland Avenue
Portland, Me 04102

RE: **Application for Sec 14-403 Review
Caribou Street Lot
(Application ID #2007-0187)**

Dear Mr. Carter:

Thank you for your application to improve Caribou Street, submitted in conjunction with a Single Family Site Plan application to relocate a 2 story house onto a lot on Caribou Street (Application ID #2007-0179) and the Building Permit applications (#07-1263 for removing 184 Osgood Street; #07-1266 for relocating the house onto a new foundation at Caribou Street).

This application was not progressed in October 2007 because of a number of inconsistencies in the documentation; the 14-403 review was commenced at the beginning of November, 2007.

Regarding the requirements for the street improvements, I appreciate there have been a number of telephone discussions with various City staff and questions over the current status of the streets in that area and the feasibility of different options to serve your proposed lot. As you know, your application has raised a number of policy and strategic issues which relate to three areas of review:

- The City's Ordinance as set out in 14-403 and referenced sections;
- The City's *Technical and Design Standards* which set out more detailed street improvement requirements (reference copies are available at Public Works and Planning Departments); and
- The City's overall investment strategy for street improvements.

I attach final comments from Public Works which comprise two Memos: the first from Michael Farmer dated December 5, 2007; and a second Memo from David Margolis-Pineo dated December 6, 2007 which further clarifies the requirements related to curbing

and sewers. I suggest a meeting with City staff would be the next step once you have considered the comments and decided on a course of action.

During a recent telephone call you asked to review the files for other Section 14-403 applications which have been determined by the City. Because our records are kept in a computer system, I requested reports from that system showing the 14-403 applications since 2002. There are a total of six where the reviews are completed, two of which are for the same street. I attach a summary of all of these applications based on my review of the case files. You are welcome to review these individual case files, but please give us some advance notice so we can pull the files for you.

You also asked for information regarding the process for appealing any of the street improvement requirements set out by Public Works. Other cases of this kind have been referred to the Zoning Board of Appeals and Marge Schmuckal, Zoning Administrator, would handle the paper work with my support.

The City would expect the improved streets to be accepted by the City and therefore would need to see the Warranty Deeds for all the sections of street that are improved.

Please note that the Single Family Site Plan and Building Permit reviews are being undertaken in parallel with this 14-403 review by separate sections of this Department; I understand that Phil DiPierro, Ann Machado and Chris Hanson are in touch with you on other aspects of the proposal.

Please contact me at (207) 874 8728 (or jf@portlandmaine.gov) if you have any questions and/or would like me to set up a meeting with relevant reviewers.

Sincerely,

[SIGNED]

Jean Fraser
Planner

Attachments: City of Portland Department of Public Works Memos from
Michael Farmer (12.5.2007) and David Margolis-Pineo (12.6.2007)
Summary of 14-403 cases (table)

cc: Barbara Barhydt, Development Review Services Manager
Penny Littell, Associate Corporation Counsel
Katherine Earley, Public Works Engineering Manager
David Margolis-Pineo, Deputy City Engineer
Mike Farmer, Project Engineer
Todd Merkle, Public Works
Phil DiPierro, DRC (Planning)
Jeanie Bourke, Inspections Director
Chris Hanson, Building Inspector
Marge Schmuckal, Zoning Administrator
Ann Machado, Zoning

Summary of 14-403 Requirements in previous approvals*

(in date order of approval)

Street	Applica- tion Ref #	Date appr'd	Status prior to imp's	Length improved	Pav ing	Sewers	Curbs	Side walks	Turn- around	Light- ing
Barclay	2002-0057	June 2002	Unaccepted Paper street	270 ft- at that time for 2 lots; later 3 lots	Yes	Yes (+ water)	Yes + under drains	Yes – one side	Yes	Yes
Bay	2003-0142	2003	Not known; assume unaccepted	275 ft as part of 4-lot subdivision	Yes	Existing	Yes + under drain	Yes – one side	Yes	Yes + tel pole & hy- drant
Beverly	2004-0200	June 2005	Paper Street	145 ft - dead end (for 2 lots)	Yes	Part existing	Yes	Yes - both sides	Yes	Yes
Beverly	2007-0042	October 2007	Paper Street	316 ft (for 2 lots) to connect to Randolph St.	Yes	Part existing	Yes	Yes - both sides	Paving turning area in Randolph St.	Yes
Harvard/ Yale	2004-0187 2005-0079	April 2005	Paper Street	Extensive as part of 10-lot subdivision	Sec 14-403 became part of subdivision and requirements related to the larger project.					
Kineo (in system as Dudley)	2006-0211 (part of site plan)	March 2007	Unaccepted and not dedicated paper street	84 ft for 1-2 lots	Yes	Yes	Yes + under drain	Yes (one trail thru to Dudley)	Yes	No
Pennell	2007-0193	Under review								
Caribou	2007-0187	Under review								

*Information available as of Dec 7, 2007; table prepared by Jean Fraser, Planner

**CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
Engineering Division**

M E M O

TO: Jean Fraser
FROM: Michael Farmer, Project Engineer
DATE: Dec. 5, 2007
RE: Caribou Street - Proposed Single Family House Lot

I am submitting the following comments on behalf of the Department of Public Works, based on a review of the 11" x 17" plan dated 6-13-2003, titled SITE PLAN/BOUNDARY PLAN, EXISTING CONDITIONS, CARIBOU STREET PORTLAND, ME.

Section 14-403 of the City Code of Ordinances requires the applicant to build Caribou Street to City standards across the proposed house lot and to build the street (or streets) to City standards from the proposed lot to a permanently paved street. The Department of Public Works has concluded that the closest permanently paved streets to the proposed lot are Hobart Street and Osgood Street. This offers the applicant two possible routes to get from a permanently paved street to the proposed lot.

One alternative would be to improve Westland Avenue from Hobart Street to Caribou Street and Caribou Street from Westland Street to, and in front of, the proposed lot. DPW street construction standards require a turn around at the end of a dead end street. Since Caribou Street is now dead end street, the applicant would be required to construct a turn around on Caribou Street as part of this alternative.

The second alternative would be to improve Caribou Street from Osgood Street to, and in front of, the proposed lot. Since this alternative would make Caribou Street passable (for emergency vehicles, plows and garbage trucks) from Westland Avenue to Osgood Street, a turn around on Caribou Street near the proposed lot would not be required.

Improving a street to City standards in this case would include a 28 foot wide paved street with the following utilities: storm drain, water, electric power, street lights, communication, and possibly sanitary sewer. Granite curbing is also generally required; however, Sec. 14-403 allows DPW to waive the requirement for granite curbing in some cases. Section 14-403 indicates that sidewalks may not be required if the street is not on a school walking route. DPW has indicated an inclination to waive the granite curb requirement in this case on parts of Caribou Street and Westland Avenue where the existing roadside ditches and cross culverts function well.

The DPW has two policies regarding sewer connections and extensions that seem relevant to this application. One policy is to require sewer extensions as part of street extensions.

Section 14-403 supports this policy by stating that street improvements required under 14-403 shall include sewers. The other DPW policy is to allow an on-site wastewater disposal system when a proposed house lot is more than 200 feet away from an existing sanitary sewer.

The closest existing sanitary sewer to the proposed lot on Caribou Street is about 800 feet away, on Hobart Street. DPW is reluctant to require a sanitary sewer extension in this situation because of the large expense involved to build an 800-foot sewer extension. However, the alternative of an on-site wastewater system is also unattractive because the proposed house lot is so small, at only 6,000 square feet.

More detailed plans will be required if the applicant pursues this project. An engineered plan and profile design for the street extension is required. A drainage analysis and drainage system design is required. More detailed survey plans are required to show the street areas that will be improved and offered to the City for acceptance. The applicant or his consultants can contact City staff in the Engineering Division of DPW to discuss typical plan details that will be required.

**CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
Engineering Division**

M E M O

TO: Jean Fraser
FROM: David Margolis-Pineo, Deputy City Engineer
DATE: Dec. 6, 2007
RE: Caribou Street - Proposed Single Family House Lot

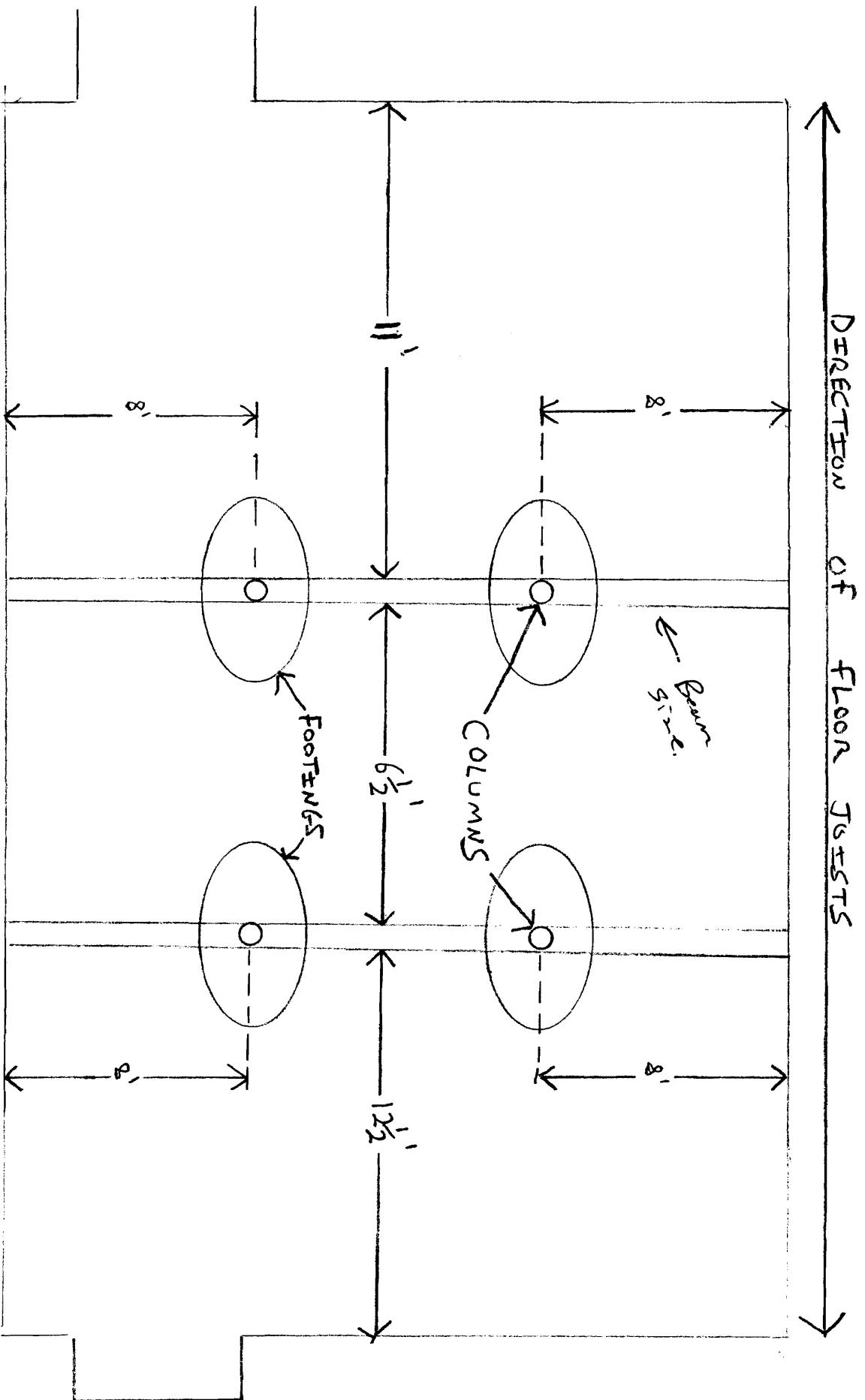
A couple comments to clarify Mike Farmer's memo to you on the same subject dated December 5, 2007.

If the applicant chooses to improve the road from Hobart Street, DPW will waive the requirement to extend the sanitary sewer.

If the applicant chooses to improve the road from Osgood Street, no sanitary sewer is required with is option as well, however granite curbing is required since Osgood Street has granite curbing where Caribou Street would connect.

It understood with either option, a drainage plan must be approved.

184 OSGOOD / CARIBOU BASEMENT



CARIBOU ST.

STUART CARTER - 838-9395

Applicant: R. Stuart Carter III

Date: 10/26/07

Address: Caribou St / split from 95 Westland Ave.

C-B-L: ~~split~~ Part of 197-L-001
will probably be 197-L-007
permit # 07-1266

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house is being relocated from 18405 Good St (new)

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - move 2 story house from single family house from 18405 Good St
put on new foundation - 31 x 24

Sewage Disposal - subsurface

Lot Street Frontage - 50' min. - 60' given

Front Yard - ^{or average} 20' min. - ~~20' scaled~~ ^{29.5 to house}
14.45'

average left 8.9' = 14.45'
right 20'

Rear Yard - 20' min. - 43' scaled to bulkhead

Side Yard - 2 story 12' - right side ^{8'} ~~10'~~ - ok ^{more than 8'} - borrow from other side
left side ^{29'} ~~27'~~ need 24 total - ~~have~~ 35'

Projections - chimney 2' x 5.25', bulkhead 4.75 x 5.25

Width of Lot - 60' min. - 60' scaled

Height - 35' OK

Lot Area - 6,000 Φ min. - 6,000 Φ

Lot Coverage Impervious Surface - 40% = 2400 Φ

Area per Family - 3,000 Φ for one or two family

Off-street Parking - 2 spaces required - ok 18' x 18'

Loading Bays - N/A

Site Plan - minor/minor. 207-0179

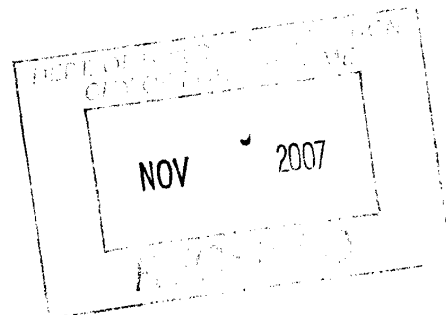
Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 13 - zone C

31 x 24 = 744
2 x 5.25 = 10.5
4.75 x 5.25 = 24.94

OK 779.44

NOV 6 2007



Official Receipt for Recording in:

Cumberland County Registry Of Deeds
142 Federal Street
PORTLAND, MAINE 04101

Issued To:
STUART CARTER
95 WESTLAND AVE

PORTLAND ME 04102-

Recording Fees

Document Description Number Volm Page Recording Amount

DEED 68604 25598 131 \$18.00
1-CARTER, R STUART
2-CARTER, R STUART
11:11:24a
T-TAX \$.00
11:11:24a

\$18.00

Collected Amounts

Payment Type Check Number Amount

CHECK 142 \$18.00

\$18.00

Total Received : \$18.00
Less Total Recordings: \$18.00

Change Due : \$.00

Thank You
PAMELA E. LOVLEY - Register of Deeds

By - Debbie

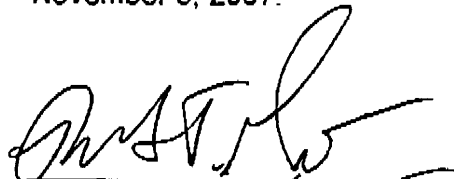
Receipt# Date Time
0418009 11/06/2007 11:13a

NOV 6 2007

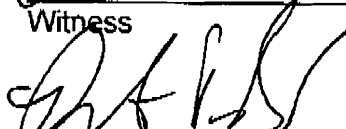
WARRANTY DEED

Know all persons by these presents, that We, **R. Stuart Carter and Abigail R. Carter**, being married, with a mailing address of 95 Westland Avenue Portland, State of Maine 04102, for valuable consideration paid, by **R. Stuart Carter**, with a mailing address of 95 Westland Avenue Portland, Maine 04102, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, REMISE, BARGIN, SELL AND CONVEY unto the said **R. Stuart Carter**, his heirs and assigns, with *warranty covenants*, a certain lot or parcel of land situated on the westerly side of Caribou Street, so-called, in the City of Portland, County of Cumberland and State of Maine, as being more particularly bounded and described in **Exhibit A** attached hereto and fully incorporated herein by reference.

In Witness Whereof, We have hereunto set our hands and seals on November 5, 2007.



 Witness



 Witness



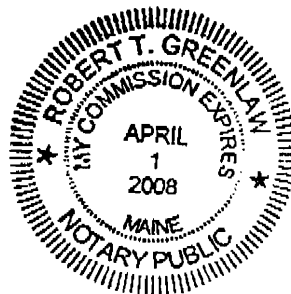
 R. Stuart Carter



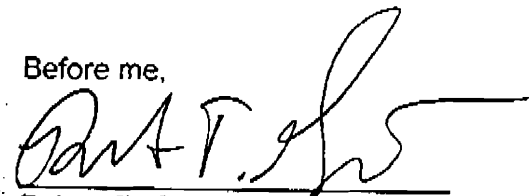
 Abigail R. Carter

State of Maine
 Cumberland §

On November 5, 2007, personally appeared the above-named R. Stuart Carter and Abigail R. Carter and acknowledged the foregoing deed to be their free act and deed.



Before me,



Robert T. Greenlaw
 Notary Public

Exhibit A

A certain lot or parcel of land situated on the westerly side of Caribou Street, in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at the most northwesterly lot or parcel corner of the herein described parcel and the most southeasterly lot or parcel corner of the land now or formerly of

Mary L. McAllister as described in a deed recorded in Deed Book 6553, Page 74 in the Cumberland County Registry of Deeds (the Registry), said point of beginning also being found on the aforementioned westerly sideline of Caribou Street a distance of 100.00 feet from the southwesterly street intersection of said Caribou Street and the southerly sideline of Westland Avenue;

Thence, by and along the westerly sideline of said Caribou Street following a magnetic bearing, South 33°35'25" East, a distance of 60.00 feet to an iron pipe found at the land now or formerly of Linda A. Thompson and Richard S. Thompson as described in a deed recorded in the Registry in Deed Book 3748, Page 218;

Thence, by and along the land of said Thompson, South 56°24'35" West, a distance of 100.00 feet to the retained land of the herein grantors;

Thence, North 33°35'25" West, a distance of 60.00 feet to the land of the aforementioned Mary L. McAllister;

Thence, by and along the land of McAllister, North 56°24'35" East, a distance of 100.00 feet to the westerly sideline of said Caribou Street and the point of beginning.

The above described parcel having an area of 6000.00 square feet or 0.138 acres.

The above recited bearings are based upon a magnetic North observation observed on the above parcel of land on June 13, 2003.

This description is based upon a Boundary Survey and plan thereof entitled "Site Plan/Existing Conditions Plan on Caribou Street Portland, Maine prepared for R. Stuart Carter by Back Bay Boundary, Inc. 643 Forest Avenue Portland Maine. Said plan unrecorded at the time of this description.

Meaning to convey and hereby conveying a portion of the premises conveyed to R. Stuart Carter as described in deed recorded in the Cumberland County Registry of Deeds in deed Book 15541, Page 147.

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

2007-0179
Application I. D. Number

Carter R Stuart Iii &
Applicant

10/4/2007
Application Date

95 Westland Ave, Portland, ME 04102
Applicant's Mailing Address

Single Family Home
Project Name/Description

Stuart Carter
Consultant/Agent

95 - 95 Westland Ave, Portland, Maine
Address of Proposed Site

Agent Ph: (207)838-9395 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

197 L001001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

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

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Other _____
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan **\$50.00** Subdivision Engineer Review **\$250.00** Date **10/4/2007**

Zoning Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** **Denied**
See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance

signature

date

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issue

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

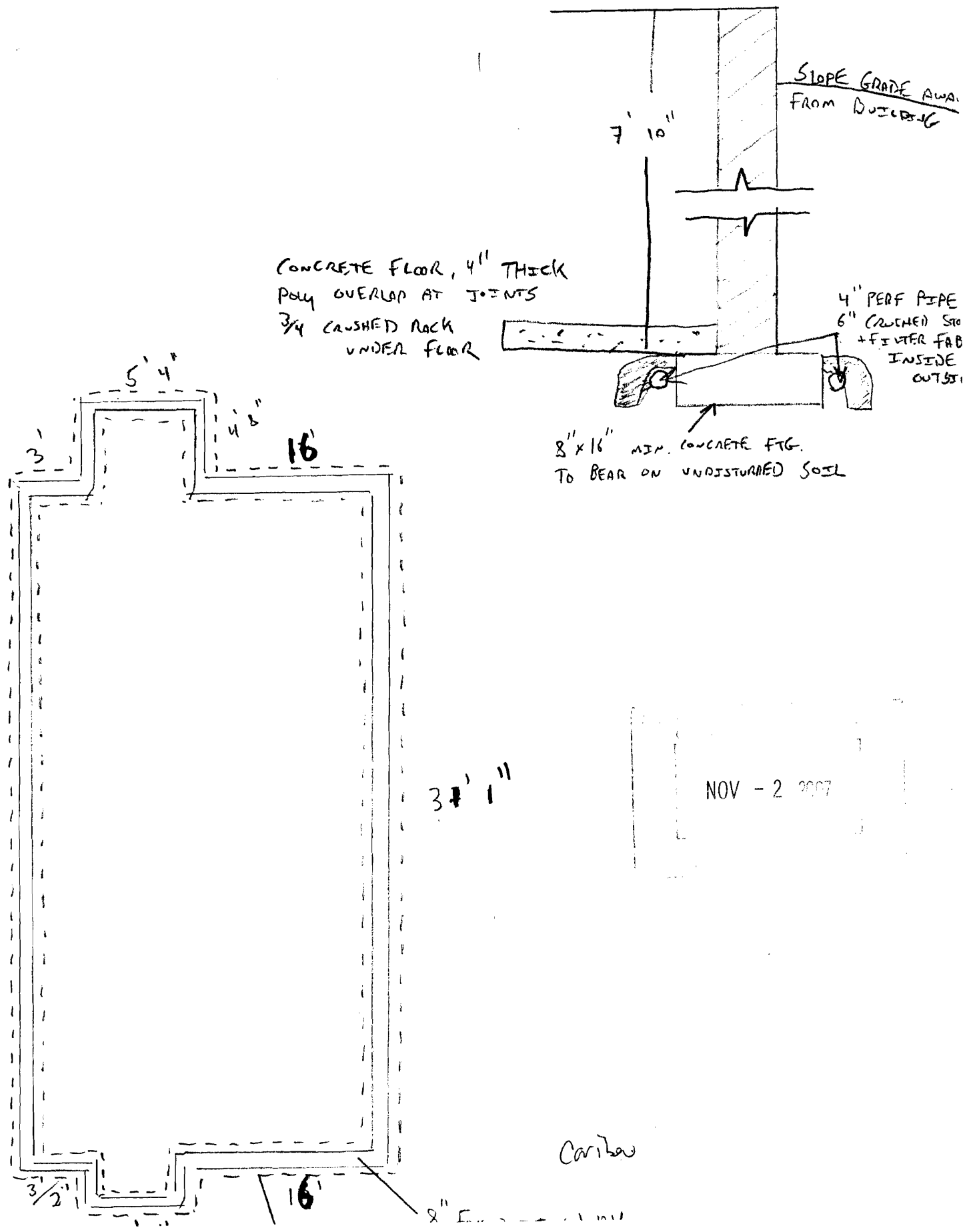
expiration date

Defect Guarantee Released

date

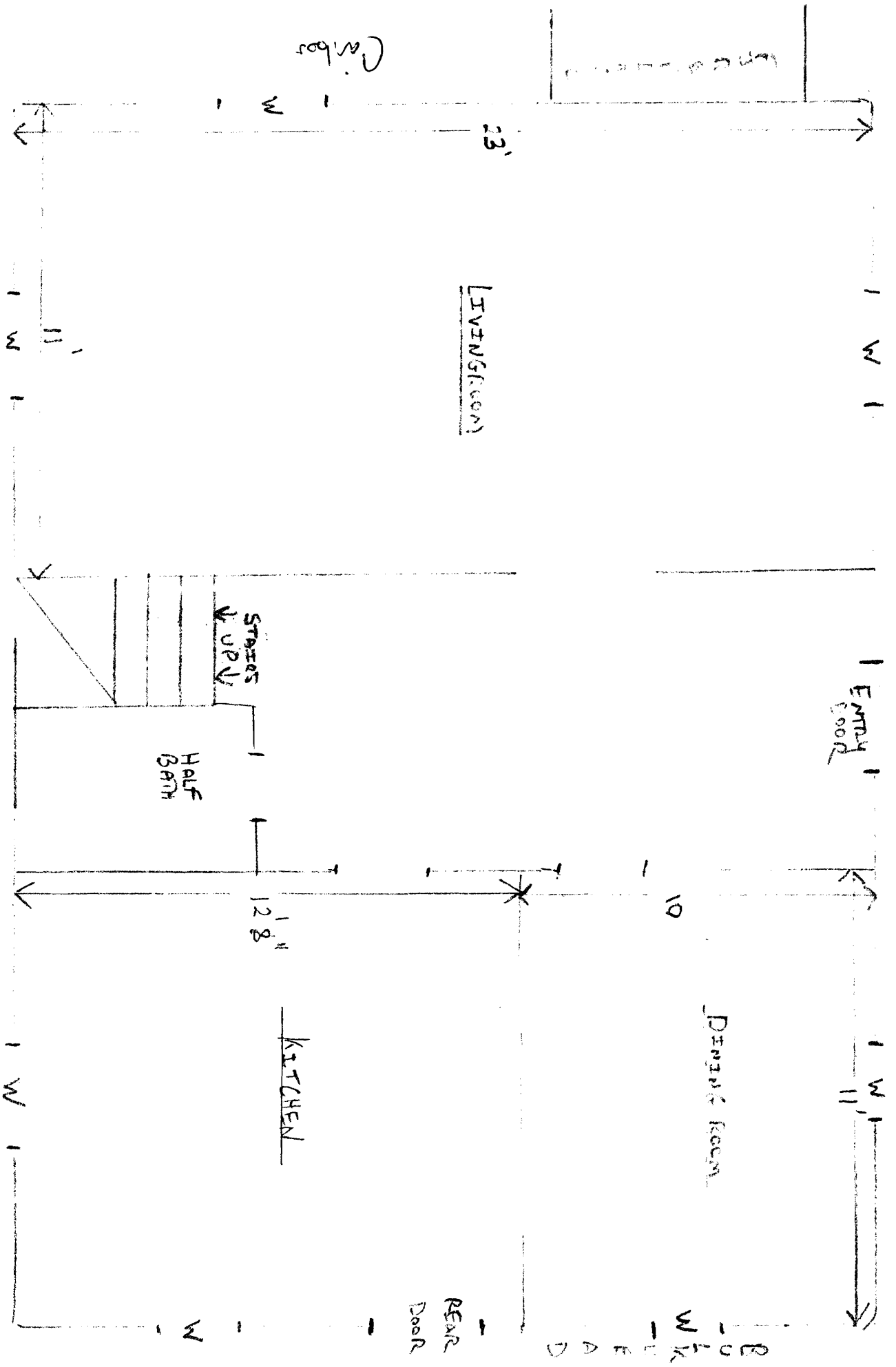
signature

TYPICAL FOUNDATION WALL SECTION

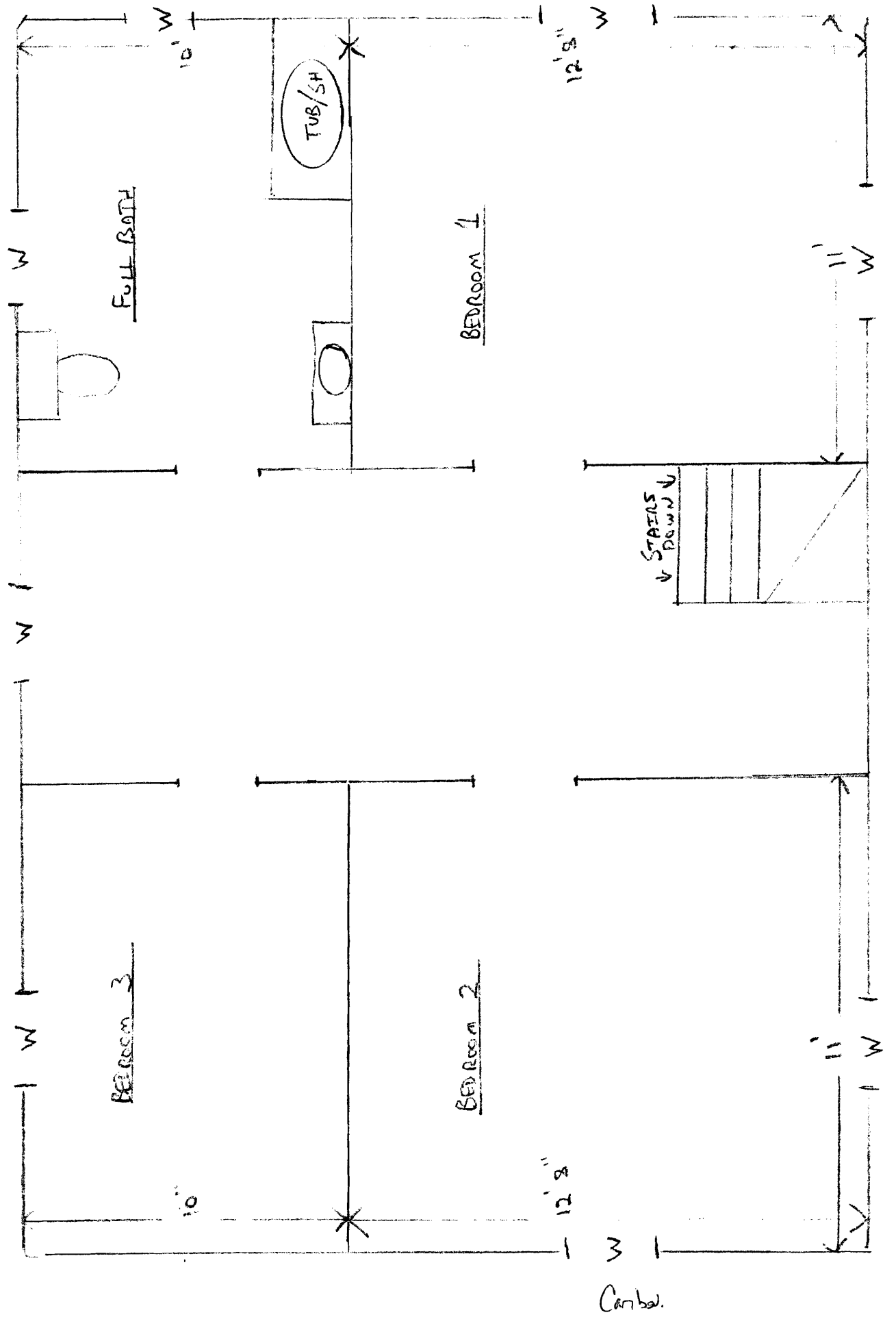


FIRST FLOOR PLAN

list dimensions?



SECOND FLOOR FLOORPLAN





front



left side.



right side.



Right side



rew.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	197 L001001
Location	95 WESTLAND AVE
Land Use	SINGLE FAMILY
Owner Address	CARTER R STUART III & ABIGAIL R JTS 95 WESTLAND AVE PORTLAND ME 04102
Book/Page	15541/147
Legal	197-L-1-2-3-7 8-18 TO 21 WESTLAND AVE FENWAY ST CARIBOU ST 30000 SF

Current Assessed Valuation

Land	Building	Total
\$76,700	\$263,800	\$340,500

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1923	Colonial	2	3408	0.689	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2	1	8	Unfin	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
→ 06/16/2000	LAND + BLDING	\$227,000	15541-147
07/01/1998	LAND + BLDING	\$194,500	14031-073

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!

City of Portland GIS Viewer
HELP

Select Property by:
 Address
 Account Number
 CBL

100,000 | Quick Tools: Select Quick Tool

SWITCH TO LEGEND LAYERS

- All Layers
- House Number
- Major Roads
- Interstate
- Unit Lines
- Utilities
- Streets
- Parcels
- Buildings
- Traveled Ways
- Stream
- Wetland
- Lake/Pond
- Jetport
- Neighborhoods
- Open Space
- FEMA Flood Zones
- Zoning
- Historic
- Political Districts
- School Districts
- Assessor Chart
- Topography
- Photos 2006 (peninsula)
- Photos 2006
- Photos 2001

Refresh Map

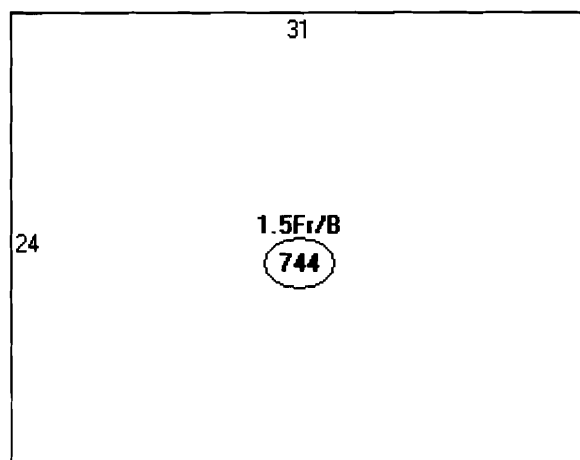
Auto Refresh

Help:

- A closed group, click to open.
- An open group, click to close.
- A map layer.
- A hidden group/layer, click to make visible.
- A visible group/layer, click to hide.
- A visible layer, but not at this scale.
- A partially visible group, click to make visible.
- An inactive layer, click to make active.
- The active layer.

1840 Sgud

House being relocated



Descriptor/Area

A: 1.5Fr/B
744 sqft



184 Osgood St.

House being relocated



Waynflete

Waynflete School
360 Spring Street
Portland, Maine 04102 3643
207.774.5721
Fax: 207.772.4782
www.waynflete.org

September 5, 2007

To Whom It May Concern:

This letter is to certify that the Waynflete Board of Trustees voted on August 23, 2007 to sell the house (only) located at 184 Osgood Street. The motion, which passed unanimously, was as follows:

**TO APPROVE THE SALE AND TRANSFER OF THE HOUSE (ONLY)
LOCATED AT 184 OSGOOD STREET FOR \$1.00 ON THE CONDITION THAT
THE BUYER MOVES THE HOUSE TO A LOCATION IN THE CITY OF
PORTLAND AT THE BUYER'S SOLE RISK AND EXPENSE.**

Please be further advised that Waynflete School has agreed to sell the aforementioned house to Stuart Carter of Portland, Maine provided he can obtain the necessary local and state approvals. The School will execute a deed of transfer at the time of conveyance.

Please let me know if you have any questions or need additional information to facilitate Mr. Carter's permitting process.

Sincerely,

Anne C. Hagstrom
Director of Finance and Operations

Cc: Peter Van Hemel, Esq. Bernstein, Shur, Sawyer, and Nelson
Betts Armstrong, President, Waynflete Board of Trustees





Waynflete

Waynflete School
360 Spring Street
Portland, Maine 04102-3643
207.774.5721
Fax: 207.772.4782
www.waynflete.org

October 2, 2007

Re: Property located at 184 Osgood Street

To Whom It May Concern:

This letter is to provide assurance to the City of Portland that Waynflete School has a plan in place to fill the open foundation and cap the sewer pipe at 184 Osgood Street after the house is moved to a new location by Stuart Carter. Specifically the School has contracted with North Yarmouth Construction to collapse the foundation walls, fill the hole, reseed the area and cap the sewer pipe. Please note that in previous inspections we have not located a septic system. If there is any gap in time between the house removal and the filling in of the foundation, (which we do not anticipate) the School will take appropriate measures to secure the site through fencing and signage.

Please let me know if you have any questions or need additional information to facilitate Mr. Carter's permitting process.

Sincerely,

Anne C. Hagstrom
Director of Finance and Operations

Cc: Peter Van Hemel, Esq. Bernstein, Shur, Sawyer, and Nelson
Betts Armstrong, President, Waynflete Board of Trustees





existing house

5001-6001

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

PROPERTY LOCATION		>> Caution: Permit Required - Attach In Space Below <<
City, Town, or Plantation	PORTLAND	The Subsurface Wastewater Disposal System <i>shall not</i> be installed until a Permit is attached HEPE 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	CARIBOU STREET	
Subdivision, Lot *		

OWNER/APPLICANT INFORMATION	
Name (last, first, MI): CARTER R. STUART	Owner [Signature]
Mailing Address of <input type="checkbox"/> Owner <input type="checkbox"/> Applicant	95 WESTLAND AVENUE PORTLAND, ME 04102
Daytime Tel *	775-4502
Municipal Ta. Map * 197 Lot * 7/B Lot N43d 39m 23s Lon. W70d 18m 2s	

Owner or Applicant Statement	Caution: Inspections Required
I state and acknowledge 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	(1st) Date Approved _____ (2nd) Date Approved _____
Date: 10/5/07	Local Plumbing Inspector Signature: _____

PERMIT INFORMATION

TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS
1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____ 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> Minor Expansion b. <input type="checkbox"/> Major Expansion 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input checked="" type="checkbox"/> Minimum Lot Size Variance (GRANTED) 5. <input type="checkbox"/> Seasonal Conversion Approval 6/29/2001	1. <input checked="" type="checkbox"/> Complete Non-Engineered System 2. <input type="checkbox"/> Primitive System (graywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ Gallons 6. <input type="checkbox"/> Non-Engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: 12. <input type="checkbox"/> Miscellaneous components
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	TYPE OF WATER SUPPLY
6,000+/- <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> acres	1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: 3 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ 3. <input type="checkbox"/> Other: _____ SPECIFY _____ Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	1. <input type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input checked="" type="checkbox"/> Public 5. <input type="checkbox"/> Other:
SHORELAND ZONING		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY 1000 gallons	1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array c. <input type="checkbox"/> Linear b. <input checked="" type="checkbox"/> Regular d. <input type="checkbox"/> H-20 loaded 4. <input type="checkbox"/> Other: SIZE 1152 <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft. 24 ELJEN IN-DRAIN UNITS	1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> Multi-compartment tank b. <input type="checkbox"/> _____ tanks in series c. <input type="checkbox"/> Increase in tank capacity d. <input checked="" type="checkbox"/> Filter on tank outlet	270 gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling units) 2. <input type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS - for other facilities -
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	3 BEDROOMS AT 90 GALLONS PER DAY EACH 3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA
PROFILE B / C / I AT Observation Hole * TP 1 Depth 17 " OF MOST LIMITING SOIL FACTOR	1. <input type="checkbox"/> Small - 2.0 sq.ft. gpd 2. <input type="checkbox"/> Medium - 2.6 sq.ft. gpd 3. <input checked="" type="checkbox"/> Medium-Large - 3.3 sq.ft. gpd 4. <input type="checkbox"/> Large - 4.1 sq.ft. gpd 5. <input type="checkbox"/> Extra-Large - 5.0 sq.ft. gpd	1. <input type="checkbox"/> Not required SEE NOTE 2. <input checked="" type="checkbox"/> May be required ON PAGE 3 3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems: DOSE: _____ Gallons	

SITE EVALUATOR STATEMENT

I certify that on **11/30/00** (date) 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	163 SE *	9/14/2007 Date
ALBERT FRICK Site Evaluator Name Printed	(207) 839-5563 Telephone Number	AFA@MAINERR.COM E-mail Address

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation PORTLAND	Street, Food Subdivision CARIBOU STREET	Owner's Name R. STUART CARTER
SITE PLAN Scale 1" = <u>100</u> Ft. or as shown		SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)
STOCKADE FENCELINE PROPOSED REMAINING LOT AREA 24,000 SQ. FT.	EXISTING DISPOSAL AREA NEW LOCATION FOR SHED PREVIOUS POSITION OF SHED PROPOSED DISPOSAL AREA CARIBOU STREET APPROX. PROPOSED DRIVEWAY	EXISTING OWNER'S DWELLING EXISTING NEIGHBOR'S DWELLING EXISTING LOT 6,000 SQ. FT. +/- (MINIMUM LOT SIZE WAIVER GRANTED 6/29/01) APPROX. PROPOSED DWELLING LOCATION (ON SLAB, MIN. 15' FROM DISPOSAL AREA OR FULL FOUNDATION 20' IN. FROM DISPOSAL AREA) WESTLAND AVENUE

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

Observation Hole <u>TP 1</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil	Observation Hole <u> </u> <input type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil																																																																						
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:10%;">Depth Below Mineral Soil Surface (inches)</th> <th style="width:20%;">Texture</th> <th style="width:15%;">Consistency</th> <th style="width:15%;">Color</th> <th style="width:10%;">Mottling</th> </tr> </thead> <tbody> <tr><td>0</td><td>SANDY LOAM</td><td></td><td>DARK BROWN</td><td></td></tr> <tr><td>10</td><td>LOAMY SAND</td><td>FRIABLE</td><td>DARK YELLOWISH BROWN</td><td></td></tr> <tr><td>20</td><td>LOAMY SAND & SILT</td><td>SOMEWHAT FIRM TO FIRM</td><td>OLIVE GRAY</td><td>FEW FAINT COMMON DISTINCT</td></tr> <tr><td>30</td><td></td><td></td><td></td><td></td></tr> <tr><td>40</td><td></td><td></td><td></td><td></td></tr> <tr><td>50</td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling	0	SANDY LOAM		DARK BROWN		10	LOAMY SAND	FRIABLE	DARK YELLOWISH BROWN		20	LOAMY SAND & SILT	SOMEWHAT FIRM TO FIRM	OLIVE GRAY	FEW FAINT COMMON DISTINCT	30					40					50					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:10%;">Depth Below Mineral Soil Surface (inches)</th> <th style="width:20%;">Texture</th> <th style="width:15%;">Consistency</th> <th style="width:15%;">Color</th> <th style="width:10%;">Mottling</th> </tr> </thead> <tbody> <tr><td>0</td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td></tr> <tr><td>20</td><td></td><td></td><td></td><td></td></tr> <tr><td>30</td><td></td><td></td><td></td><td></td></tr> <tr><td>40</td><td></td><td></td><td></td><td></td></tr> <tr><td>50</td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling	0					10					20					30					40					50				
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Soil Classification: <u>B</u> Profile <u>C</u> Condition Slope: <u> </u> Limiting Factor: <u> </u> <input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth	Soil Classification: <u> </u> Profile <u> </u> Condition Slope: <u> </u> Limiting Factor: <u> </u> <input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth																																																																						

Albert Frick

Site Evaluator Signature

163
SE

9/14/2007

Date

Page 2 of 3
HHE-200 Rev. 10/02

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

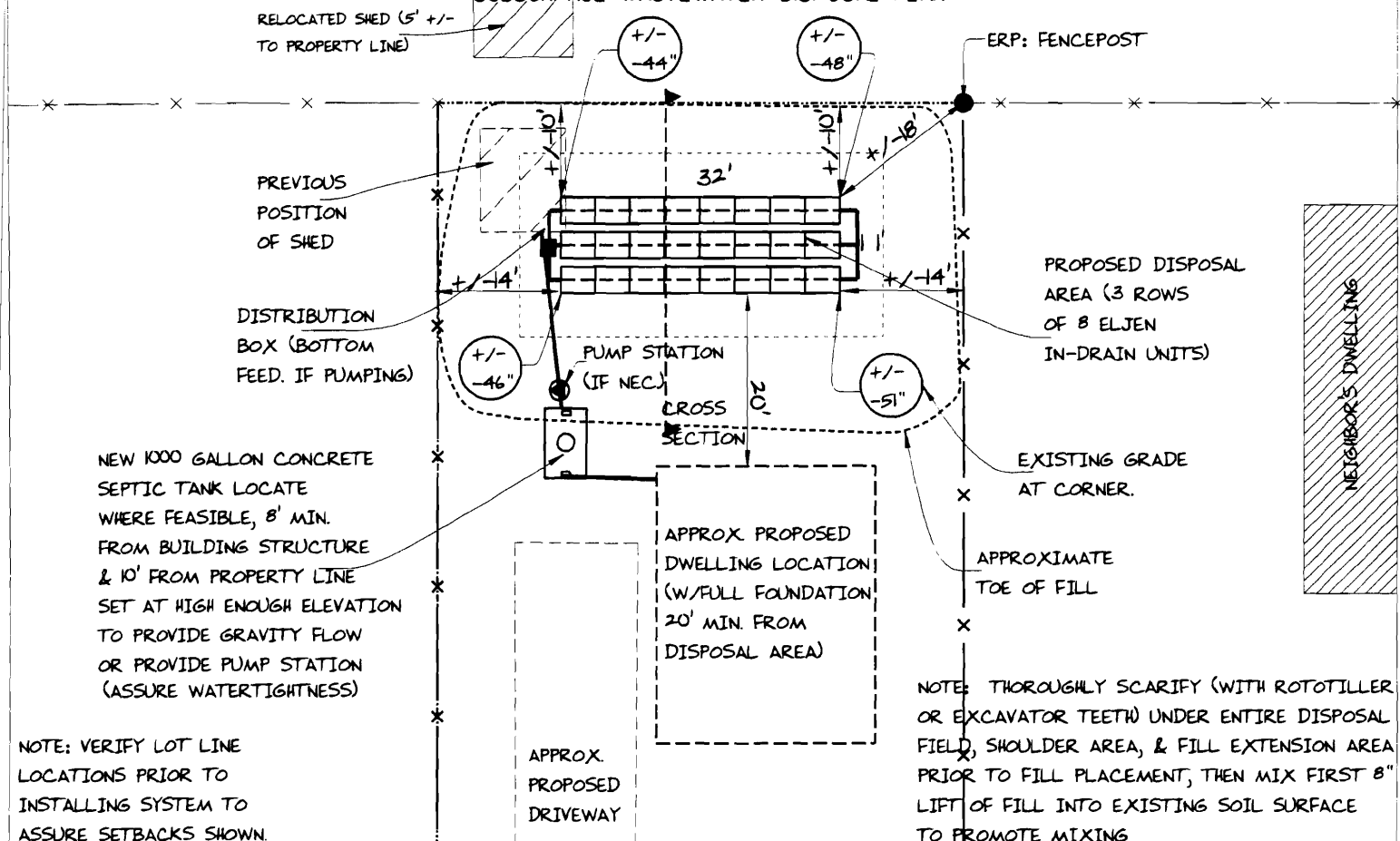
Town, City, Plantation
PORTLAND

Street, Road, Subdivision
CARIBOU STREET

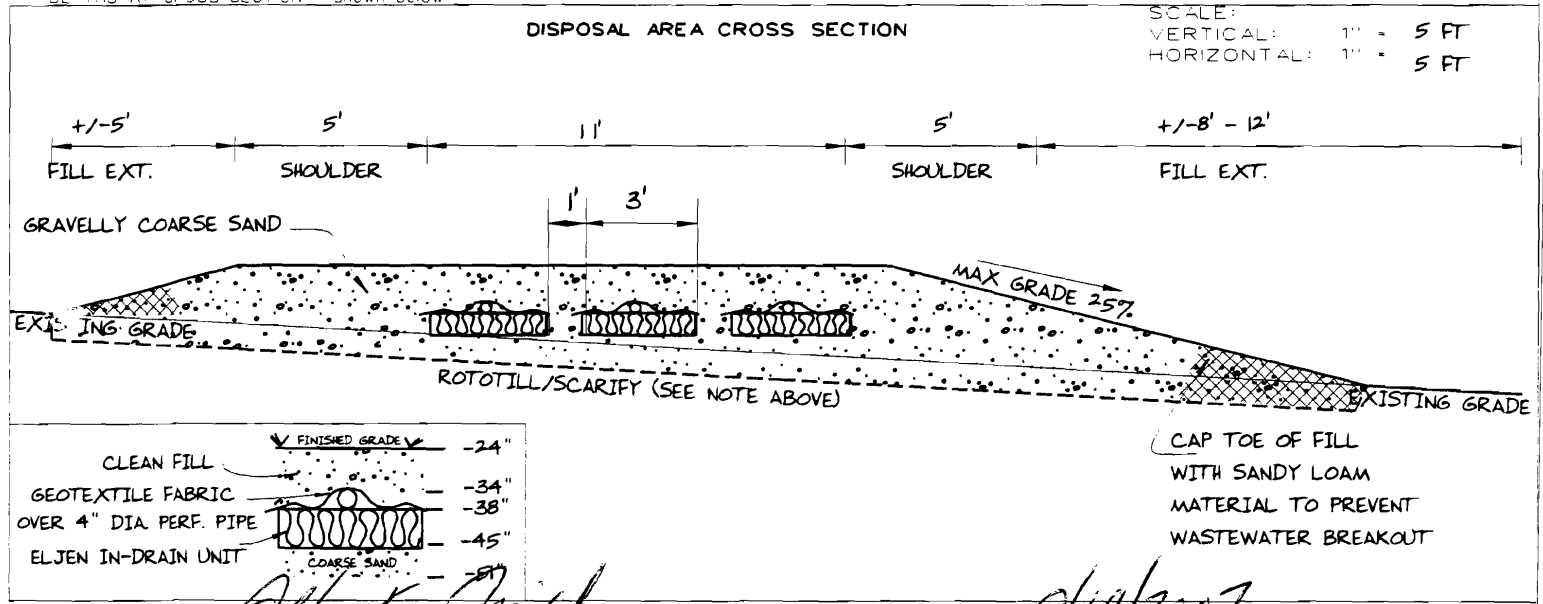
Owner's Name
R. STUART CARTER

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20' FT.



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	: 20" - 24"	Finished Grade Elevation	SEE	Location & Description	NAIL 44" ABOVE
Depth of Fill (Downslope)	: 22" - 27"	Top of Distribution Pipe or Proprietary Device	DETAIL	BASE OF FENCEPOST	
DEPTHS AT CROSS-SECTION (shown below)		Bottom of Disposal Area	BELOW	Reference Elevation is: 0.0" or -----	



Albert Frick
Site Evaluator Signature

163
SE *

9/14/2007
Date

Page 3 of 3
HHE-200 Rev. 10 02

ALBERT FRICK ASSOCIATES - 95A COUNTY ROAD ROAD GORHAM, MAINE 04038 - (207) 839-5563



John Elias Baldacci
Governor

Maine Department of Health and Human Services

Maine Center for Disease Control and Prevention
286 Water Street, 3rd Floor
11 State House Station
Augusta, ME 04333-0011

Brenda M. Harvey,
Commissioner

Dora Anne Mills, MD, MPH
Public Health Director
Maine CDC Director

September 12, 2007

R. Stuart Carter
95 Westland Avenue
Portland, ME 04101

Subject: Approval, Revised Minimum Lot Size Waiver, Carter Property, Caribou Street (Map 197, Lot 7-8),
Portland

Dear Mr. Carter:

The Division has reviewed a minimum lot size waiver application for the subject property, submitted on your behalf by James Logan, S.E. The proposal is to install a subsurface wastewater disposal system to serve one single-family dwelling unit. This application was submitted in accordance with Title 12 MRSA §4807-B. The lot is approximately 6,000 square feet and 20,000 square feet are required, previously approved by the Division. The lot would be served by a municipal water system and onsite sewage disposal. No additional variances to the Maine Subsurface Waste Water Disposal Rules are required.

You propose to install a three bedroom single family dwelling on the site, whereas the 06/29/01 (corrected date) letter from the Division restricted the site to use for a two bedroom single family dwelling. The proposal comprises an allowed minor expansion, pursuant to Section 1702.2 of the Subsurface Wastewater Disposal Rules.

Pursuant to the language provided in 12 MRSA §4807-B, which is the sole basis for our review, we find that based upon the subsurface wastewater disposal system design prepared by Albert Frick, SE, on 08/18/03, and submitted with the application; the amount and nature of wastes, expected construction standards of the subsurface disposal system, soil types and slopes, percolation rates, depth to bedrock and groundwater, and the density of any proposed development, the proposed subsurface waste disposal system meets the current rules and as a result, is therefore considered to not lower the water quality of, or otherwise pose a threat to, any lake, pond, stream, river or tidal waters, any underground water supply, or to the public health, safety and general welfare.

Because the subsurface wastewater disposal system design has been found to be in compliance with the Maine Subsurface Wastewater Disposal Rules, we hereby approve your application for a waiver to the Minimum Lot Size Law. This approval requires the following:

1. Prior to issuance of a permit, the HHE-200 Form dated 08/18/03 must be reviewed and updated as necessary (i.e., latitude and longitude added, etc.) pursuant to Section 401.6.1 of 10-144, CMR 241, Subsurface Wastewater Disposal Rules.
2. A permit for system installation shall be obtained from the Local Plumbing Inspector in advance of the start of system construction.
3. The system shall be constructed in accordance with the submitted and approved system design, as noted in Condition #1. Should alterations to the design be necessary at the time of construction, including addition of a garbage grinder in the proposed dwelling, the site evaluator shall be contacted prior to making any changes.
4. This letter supersedes the previous approval.

Our vision is Maine people enjoying safe, healthy and productive lives.

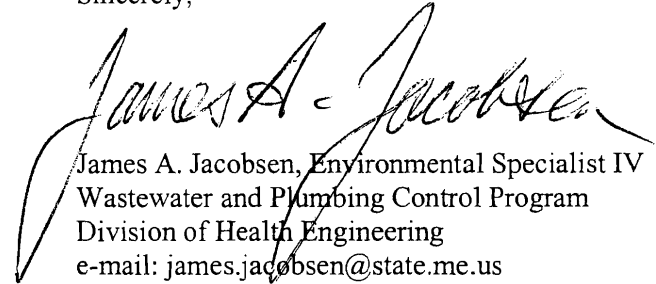
Page 2, Letter to R. Stuart Carter

The approval is based only on the rules administered by this Department. The approval of the septic system for this proposal does not relieve the property owner from compliance with all other state and local requirements for licensing, permitting, system installation and/or use.

Because installation and owner maintenance has a significant effect on the working order of onsite sewage disposal systems, including their components, the Division makes no representation or guarantee as to the efficiency and/or operation of the system.

If you have any questions please feel free to contact me at (207) 287-5695.

Sincerely,



James A. Jacobsen, Environmental Specialist IV
Wastewater and Plumbing Control Program
Division of Health Engineering
e-mail: james.jacobsen@state.me.us


/jaj

xc: File
James Logan, SE
Jeanie Bourke, LPI

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

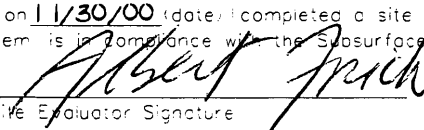
3007 6001

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

PROPERTY LOCATION		>> Caution: Permit Required - Attach In Space Below <<	
City, Town, or Plantation	PORTLAND	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	CARIBOU STREET		
Subdivision, Lot #			
OWNER/APPLICANT INFORMATION		1571 6001 2, 3 & 4	
Name (last, first, MI)	CARTER R. STUART	I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Mailing Address of	95 WESTLAND AVENUE PORTLAND, ME 04102		
Daytime Tel. #	775-4502		
		Municipal Tax Map #	197
		Lot #	7/B
		Latitude	43d 39m 23s
		Longitude	W70d 18m 2s
Owner or Applicant Statement		Caution: Inspections Required	
I state and acknowledge 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		10/5/07 Date	
		_____ Local Plumbing Inspector Signature	
		_____ (1st) Date Approved	
		_____ (2nd) Date Approved	

PERMIT INFORMATION			
TYPE OF APPLICATION 1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____ 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> Minor Expansion b. <input type="checkbox"/> Major Expansion 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	THIS APPLICATION REQUIRES 1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. <input type="checkbox"/> Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input checked="" type="checkbox"/> Minimum Lot Size Variance (GRANTED) 5. <input type="checkbox"/> Seasonal Conversion Approval (6/29/2001)	DISPOSAL SYSTEM COMPONENTS 1. <input checked="" type="checkbox"/> Complete Non-Engineered System 2. <input type="checkbox"/> Primitive System (graywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ Gallons 6. <input type="checkbox"/> Non-Engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: 12. <input type="checkbox"/> Miscellaneous components	
SIZE OF PROPERTY 6,000 +/- <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> acres	DISPOSAL SYSTEM TO SERVE 1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ 3. <input type="checkbox"/> Other: _____ SPECIFY Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY 1. <input type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input checked="" type="checkbox"/> Public 5. <input type="checkbox"/> Other:	
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

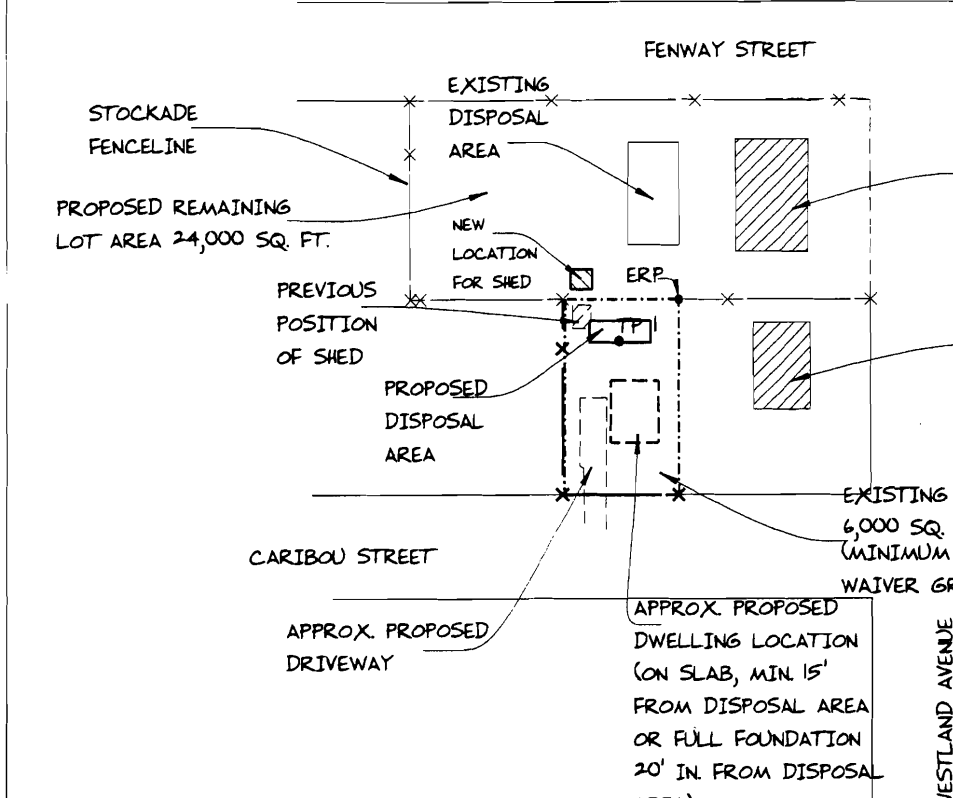
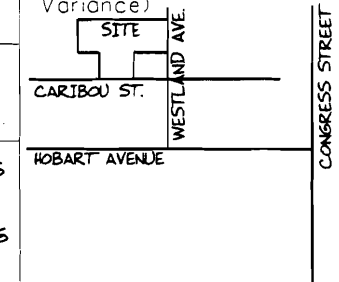
DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK 1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY <u>1000</u> gallons	DISPOSAL FIELD TYPE & SIZE 1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array c. <input checked="" type="checkbox"/> Linear b. <input checked="" type="checkbox"/> Regular d. <input type="checkbox"/> H-20 loaded 4. <input type="checkbox"/> Other: _____ SIZE <u>1152</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft. 24 ELJEN IN-DRAIN UNITS	GARBAGE DISPOSAL UNIT 1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> Multi-compartment tank b. <input type="checkbox"/> _____ tanks in series c. <input type="checkbox"/> Increase in tank capacity d. <input checked="" type="checkbox"/> Filter on tank outlet	DESIGN FLOW 270 gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling units) 2. <input type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS - for other facilities - 3 BEDROOMS AT 90 GALLONS PER DAY EACH
SOIL DATA & DESIGN CLASS PROFILE <u>B</u> / CONDITION <u>C</u> / DESIGN <u>I</u> AT Observation Hole # <u>TP 1</u> Depth <u>17</u> " OF MOST LIMITING SOIL FACTOR	DISPOSAL FIELD SIZING 1. <input type="checkbox"/> Small - 2.0 sq.ft./gpd 2. <input type="checkbox"/> Medium - 2.6 sq.ft./gpd 3. <input checked="" type="checkbox"/> Medium-Large - 3.3 sq.ft./gpd 4. <input type="checkbox"/> Large - 4.1 sq.ft./gpd 5. <input type="checkbox"/> Extra-Large - 5.0 sq.ft./gpd	EFFLUENT/EJECTOR PUMP 1. <input type="checkbox"/> Not required SEE NOTE 2. <input checked="" type="checkbox"/> May be required ON PAGE 3 3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems: DOSE: _____ Gallons	3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA

SITE EVALUATOR STATEMENT		
I certify that on <u>11/30/00</u> (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 CMP 271).		
 Site Evaluator Signature	163 SE #	9/14/2007 Date
ALBERT FRICK Site Evaluator Name Printed	(207) 839-5563 Telephone Number	AFA@MAINERR.COM E-mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation PORTLAND	Street, Road Subdivision CARIBOU STREET	Owner's Name R. STUART CARTER
SITE PLAN Scale 1" = 100 Ft. or as shown		SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)
		

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

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

	Texture	Consistency	Color	Mottling
0	SANDY		DARK	
	LOAM		BROWN	
10	LOAMY	FRIABLE	DARK YELLOWISH	
	SAND		BROWN	
20			LIGHT OLIVE BROWN	FEW FAINT
30	LOAMY	SOMEWHAT FIRM TO FIRM	OLIVE GRAY	COMMON DISTINCT
40	SAND & SILT			
50				
Soil Classification <u>B</u> Profile <u>C</u> Condition		Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

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

	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				
Soil Classification Profile _____ Condition _____		Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

Albert Frick
Site Evaluator Signature

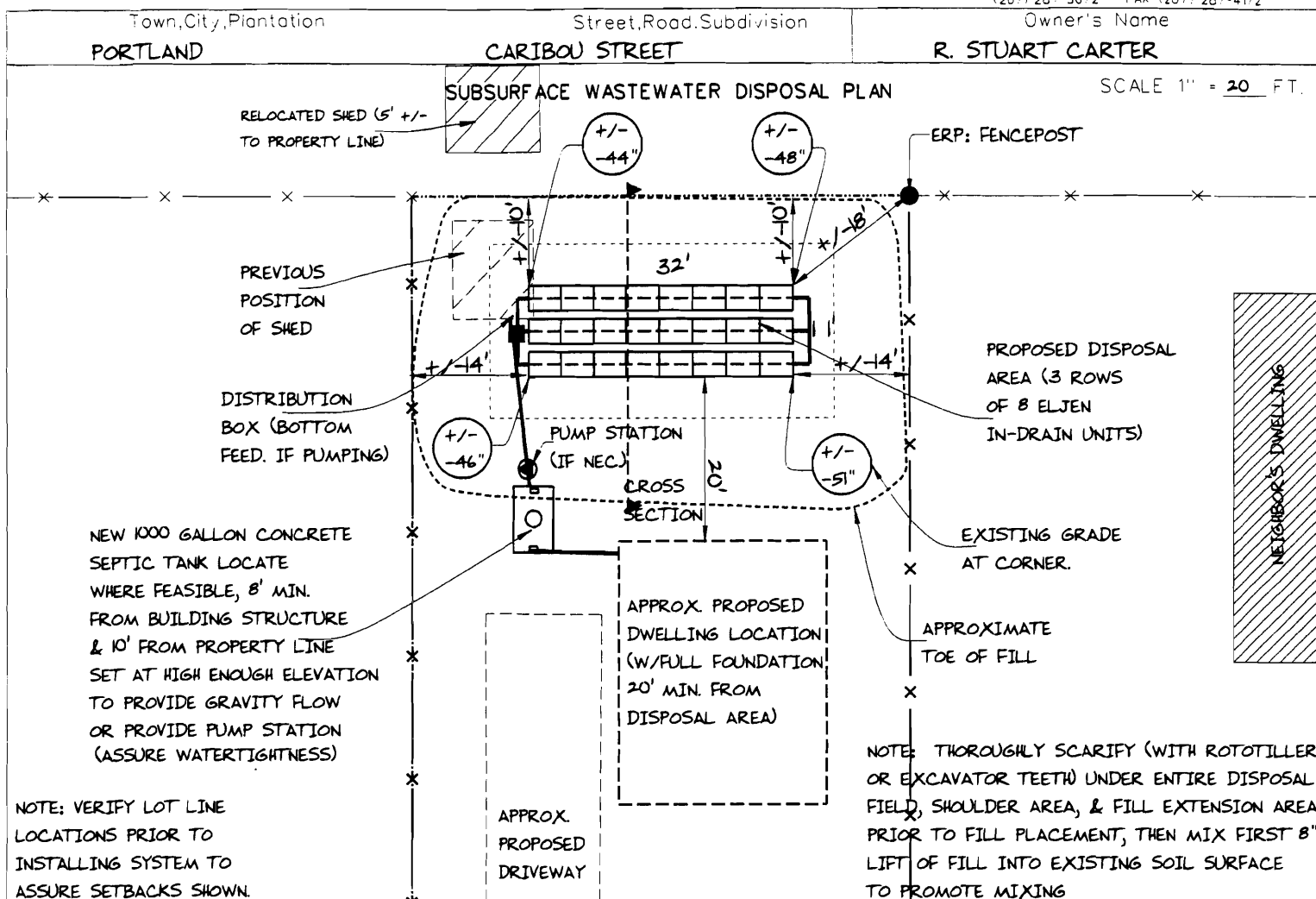
163
SE

9/14/2007
Date

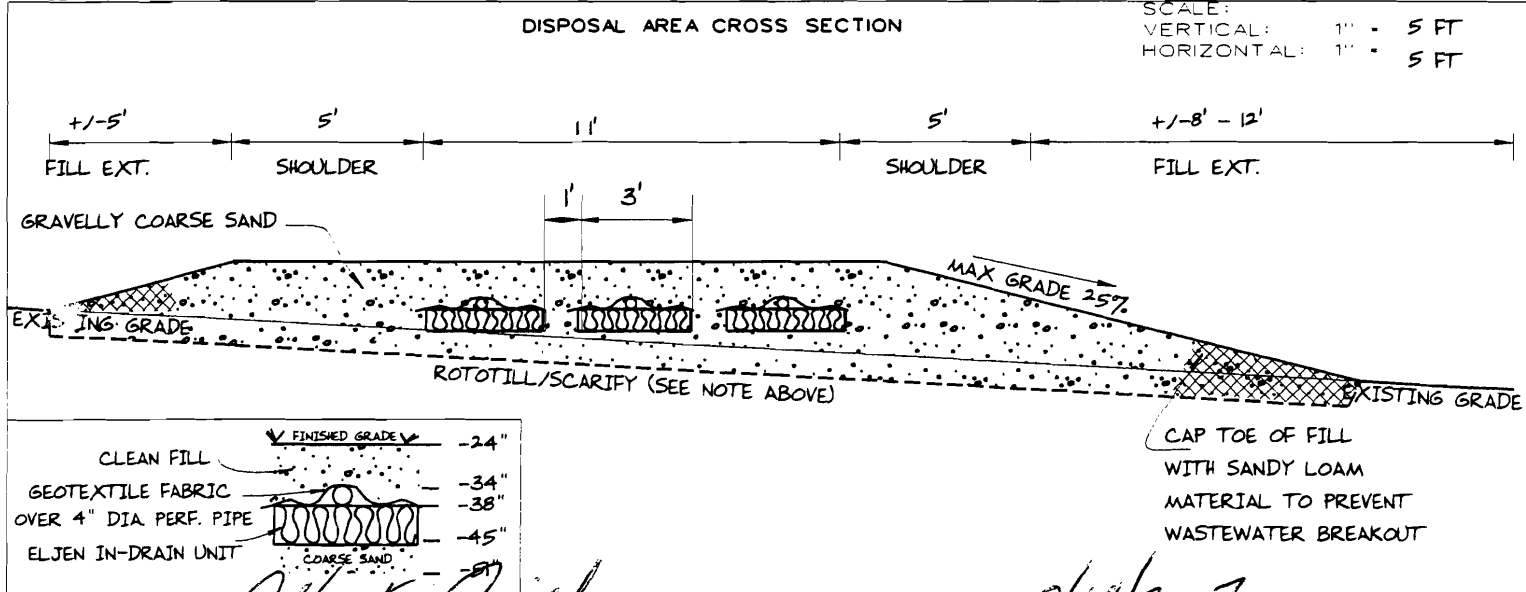
Page 2 of 3
HHE-200 Rev. 10/02

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		SEE DETAIL BELOW	ELEVATION REFERENCE POINT Location & Description NAIL 44" ABOVE BASE OF FENCEPOST Reference Elevation is: 0.0" or -----
Depth of Fill (Upslope)	: 20" - 24"	Finished Grade Elevation	: +/- -44"		
Depth of Fill (Downslope)	: 22" - 27"	Top of Distribution Pipe or Proprietary Device	: +/- -48"		
DEPTHS AT CROSS-SECTION (shown below)		Bottom of Disposal Area	: +/- -51"		



Albert Frick
 Site Evaluator Signature

163
 SE *

9/14/2007
 Date



John Elias Baldacci
Governor

Maine Department of Health and Human Services

Maine Center for Disease Control and Prevention
286 Water Street, 3rd Floor
11 State House Station
Augusta, ME 04333-0011

Brenda M. Harvey,
Commissioner

Dora Anne Mills, MD, MPH
Public Health Director
Maine CDC Director

September 12, 2007

R. Stuart Carter
95 Westland Avenue
Portland, ME 04101

Subject: Approval, Revised Minimum Lot Size Waiver, Carter Property, Caribou Street (Map 197, Lot 7-8),
Portland

Dear Mr. Carter:

The Division has reviewed a minimum lot size waiver application for the subject property, submitted on your behalf by James Logan, S.E. The proposal is to install a subsurface wastewater disposal system to serve one single-family dwelling unit. This application was submitted in accordance with Title 12 MRSA §4807-B. The lot is approximately 6,000 square feet and 20,000 square feet are required, previously approved by the Division. The lot would be served by a municipal water system and onsite sewage disposal. No additional variances to the Maine Subsurface Waste Water Disposal Rules are required.

You propose to install a three bedroom single family dwelling on the site, whereas the 06/29/01 (corrected date) letter from the Division restricted the site to use for a two bedroom single family dwelling. The proposal comprises an allowed minor expansion, pursuant to Section 1702.2 of the Subsurface Wastewater Disposal Rules.

Pursuant to the language provided in 12 MRSA §4807-B, which is the sole basis for our review, we find that based upon the subsurface wastewater disposal system design prepared by Albert Frick, SE, on 08/18/03, and submitted with the application; the amount and nature of wastes, expected construction standards of the subsurface disposal system, soil types and slopes, percolation rates, depth to bedrock and groundwater, and the density of any proposed development, the proposed subsurface waste disposal system meets the current rules and as a result, is therefore considered to not lower the water quality of, or otherwise pose a threat to, any lake, pond, stream, river or tidal waters, any underground water supply, or to the public health, safety and general welfare.

Because the subsurface wastewater disposal system design has been found to be in compliance with the Maine Subsurface Wastewater Disposal Rules, we hereby approve your application for a waiver to the Minimum Lot Size Law. This approval requires the following:

1. Prior to issuance of a permit, the HHE-200 Form dated 08/18/03 must be reviewed and updated as necessary (i.e., latitude and longitude added, etc.) pursuant to Section 401.6.1 of 10-144, CMR 241, Subsurface Wastewater Disposal Rules.
2. A permit for system installation shall be obtained from the Local Plumbing Inspector in advance of the start of system construction.
3. The system shall be constructed in accordance with the submitted and approved system design, as noted in Condition #1. Should alterations to the design be necessary at the time of construction, including addition of a garbage grinder in the proposed dwelling, the site evaluator shall be contacted prior to making any changes.
4. This letter supersedes the previous approval.

Our vision is Maine people enjoying safe, healthy and productive lives.

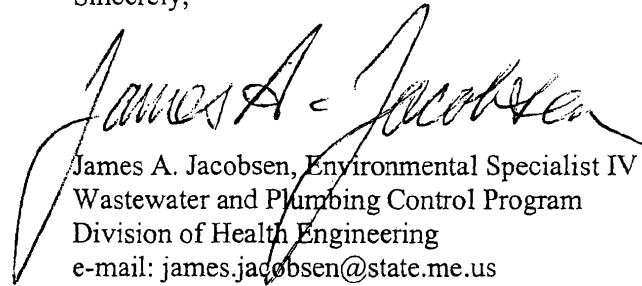
Page 2, Letter to R. Stuart Carter

The approval is based only on the rules administered by this Department. The approval of the septic system for this proposal does not relieve the property owner from compliance with all other state and local requirements for licensing, permitting, system installation and/or use.

Because installation and owner maintenance has a significant effect on the working order of onsite sewage disposal systems, including their components, the Division makes no representation or guarantee as to the efficiency and/or operation of the system.

If you have any questions please feel free to contact me at (207) 287-5695.

Sincerely,



James A. Jacobsen, Environmental Specialist IV
Wastewater and Plumbing Control Program
Division of Health Engineering
e-mail: james.jacobsen@state.me.us

/jaj

xc: File
James Logan, SE
Jeanie Bourke, LPI

2007 6001

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

PROPERTY LOCATION >> Caution: Permit Required - Attach in Space Below <<

City, Town, or Plantation	PORTLAND
Street or Road	CARIBOU STREET
Subdivision, Lot #	

The Subsurface Wastewater Disposal System **shall not** be installed until a Permit is attached HEPE 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.

OWNER/APPLICANT INFORMATION

Name (last, first, MI)	CARTER R. STUART	Owner
Mailing Address of	95 WESTLAND AVENUE PORTLAND, ME 04102	
Daytime Tel. #	775-1502	

197 6001 2 3 4 5

Municipal Tax Map # 197 Lot # 7/B Lat N 43d 39m 23s Lon. W 70d 18m 2s

Owner or Applicant Statement

I state and acknowledge 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.

[Signature] 10/5/07
Signature of Owner/Applicant Date

Caution: Inspections Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

(1st) Date Approved

Local Plumbing Inspector Signature (2nd) Date Approved

PERMIT INFORMATION

<p>TYPE OF APPLICATION</p> <p>1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____</p> <p>3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> Minor Expansion b. <input type="checkbox"/> Major Expansion</p> <p>4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion</p>	<p>THIS APPLICATION REQUIRES</p> <p>1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval</p> <p>3. Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval</p> <p>4. <input checked="" type="checkbox"/> Minimum Lot Size Variance (GRANTED) 5. <input type="checkbox"/> Seasonal Conversion Approval 6/29/2000</p>	<p>DISPOSAL SYSTEM COMPONENTS</p> <p>1. <input checked="" type="checkbox"/> Complete Non-Engineered System 2. <input type="checkbox"/> Primitive System (graywater & oil toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ Gallons 6. <input type="checkbox"/> Non-Engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____ 12. <input type="checkbox"/> Miscellaneous components</p>
<p>SIZE OF PROPERTY</p> <p>6,000 +/- <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> acres</p>	<p>DISPOSAL SYSTEM TO SERVE</p> <p>1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ 3. <input type="checkbox"/> Other: _____</p> <p align="center">SPECIFY</p> <p>Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped</p>	<p>TYPE OF WATER SUPPLY</p> <p>1. <input type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input checked="" type="checkbox"/> Public 5. <input type="checkbox"/> Other:</p>
<p>SHORELAND ZONING</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<p>TREATMENT TANK</p> <p>1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY <u>1000</u> gallons</p>	<p>DISPOSAL FIELD TYPE & SIZE</p> <p>1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array c. <input type="checkbox"/> Linear b. <input checked="" type="checkbox"/> Regular d. <input type="checkbox"/> H-20 loaded 4. <input type="checkbox"/> Other: SIZE <u>1152</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft. <u>24 ELJEN IN-DRAIN UNITS</u></p>	<p>GARBAGE DISPOSAL UNIT</p> <p>1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> Multi-compartment tank b. <input type="checkbox"/> _____ tanks in series c. <input type="checkbox"/> Increase in tank capacity d. <input checked="" type="checkbox"/> Filter on tank outlet</p>	<p>DESIGN FLOW</p> <p><u>270</u> gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling units) 2. <input type="checkbox"/> Table 501.2 (other facilities): SHOW CALCULATIONS - for other facilities -</p>
<p>SOIL DATA & DESIGN CLASS</p> <p>PROFILE <u>B</u> / CONDITION <u>C</u> / DESIGN <u>I</u> AT Observation Hole # <u>TP 1</u> Depth <u>17</u> " OF MCST LIMITING SOIL FACTOR</p>	<p>DISPOSAL FIELD SIZING</p> <p>1. <input type="checkbox"/> Small - 2.0 sq.ft. gpd 2. <input type="checkbox"/> Medium - 2.6 sq.ft. gpd 3. <input checked="" type="checkbox"/> Medium-Large - 3.3 sq.ft. gpd 4. <input type="checkbox"/> Large - 4.1 sq.ft. gpd 5. <input type="checkbox"/> Extra-Large - 5.0 sq.ft. gpd</p>	<p>EFFLUENT/EJECTOR PUMP</p> <p>1. <input type="checkbox"/> Not required SEE NOTE 2. <input checked="" type="checkbox"/> May be required ON PAGE 3 3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems: DOSE: _____ Gallons</p>	<p>3 BEDROOMS AT 90 GALLONS PER DAY EACH</p> <p>3. <input type="checkbox"/> Section 503.0 (meter readings): ATTACH WATER-METER DATA</p>

SITE EVALUATOR STATEMENT

I certify that on 11/30/00 (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 OMP 271).

[Signature] 63 9/14/2007
 Site Evaluator Signature SE # Date

ALBERT FRICK (207) 839-5563 AFA@MATNERR.COM
 Site Evaluator Name Printed Telephone Number E-mail Address
 ALBERT FRICK ASSOCIATES - 95A COUNTY ROAD ROAD GORHAM, MAINE 04038 - (207) 839-5563
 Note: Changes to or deviations from the design should be confirmed with the Site Evaluator HHE-200 Rev. 4/05

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 30, SHS
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation PORTLAND	Street, Road Subdivision CARIBOU STREET	Owner's Name R. STUART CARTER
SITE PLAN Scale 1" = 100 Ft. or as shown		SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)
FENWAY STREET		
STOCKADE FENCELINE	EXISTING DISPOSAL AREA	EXISTING OWNER'S DWELLING
PROPOSED REMAINING LOT AREA 24,000 SQ. FT.	NEW LOCATION FOR SHED	EXISTING NEIGHBOR'S DWELLING
PREVIOUS POSITION OF SHED	ERP	EXISTING LOT 6,000 SQ. FT. +/- (MINIMUM LOT SIZE WAIVER GRANTED 6/29/01)
PROPOSED DISPOSAL AREA	TP	WESTLAND AVENUE
APPROX. PROPOSED DRIVEWAY	APPROX. PROPOSED DWELLING LOCATION (ON SLAB, MIN. 15' FROM DISPOSAL AREA OR FULL FOUNDATION 20' IN. FROM DISPOSAL AREA)	CONGRESS STREET
		ROBART AVENUE
CARIBOU STREET		

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole <u>TP 1</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring	" Depth of Organic Horizon Above Mineral Soil			
0	Texture	Consistency	Color	Mottling
	SANDY		DARK	
	LOAM		BROWN	
10		FRIABLE	DARK	
	LOAMY		YELLOWISH	
	SAND		BROWN	
20			LIGHT OLIVE BROWN	FEW FAINT
	LOAMY	SOMEWHAT	OLIVE	COMMON
	FINE	FIRM TO	GRAY	DISTINCT
30	SAND & SILT	FIRM		
40				
50				
	Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
	Profile <u>B</u>	Condition		

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole <u>TP 1</u> <input type="checkbox"/> Test Pit <input type="checkbox"/> Boring	" Depth of Organic Horizon Above Mineral Soil			
0	Texture	Consistency	Color	Mottling
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	Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
	Profile	Condition		

Site Evaluator Signature

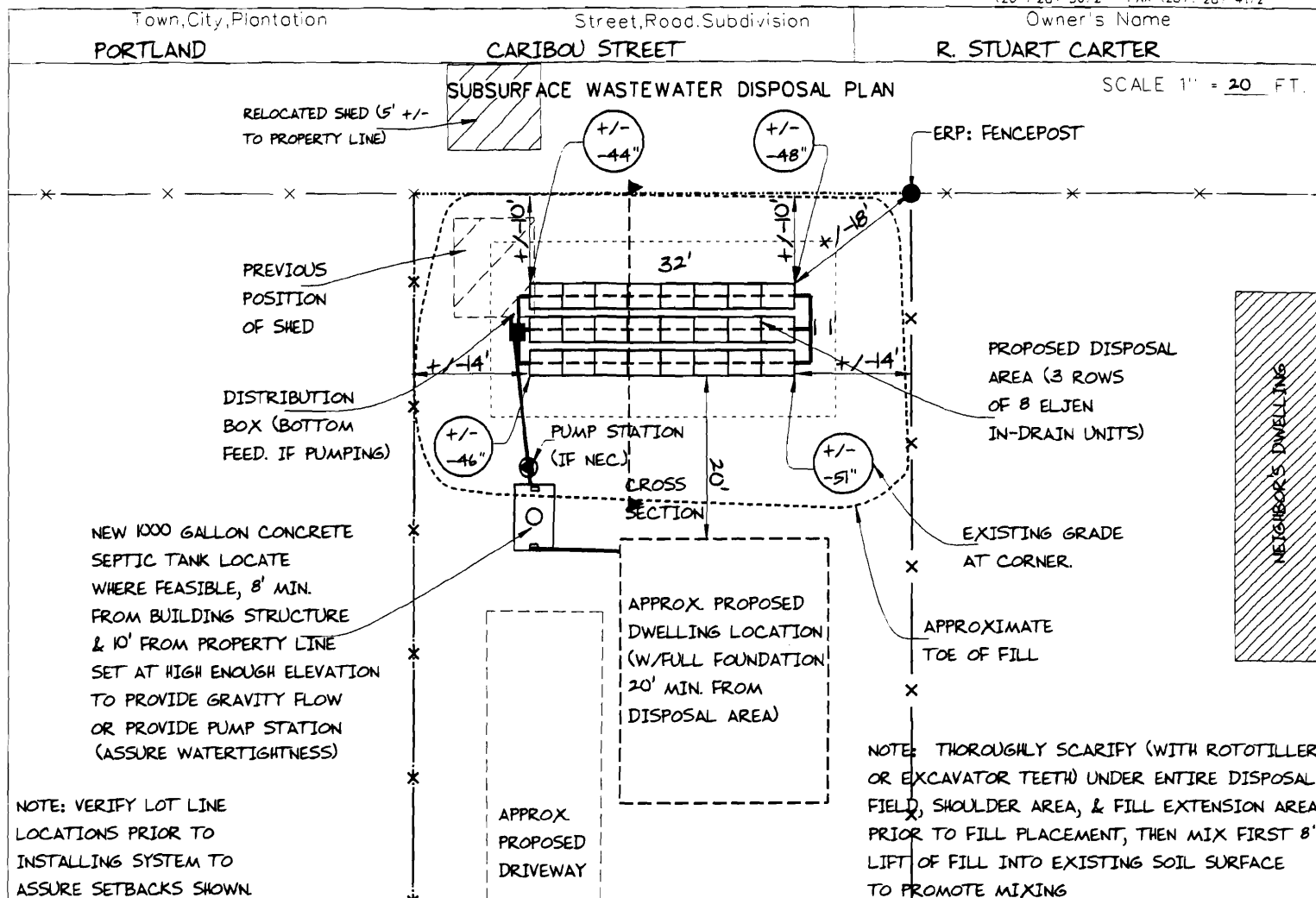
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9/14/2007
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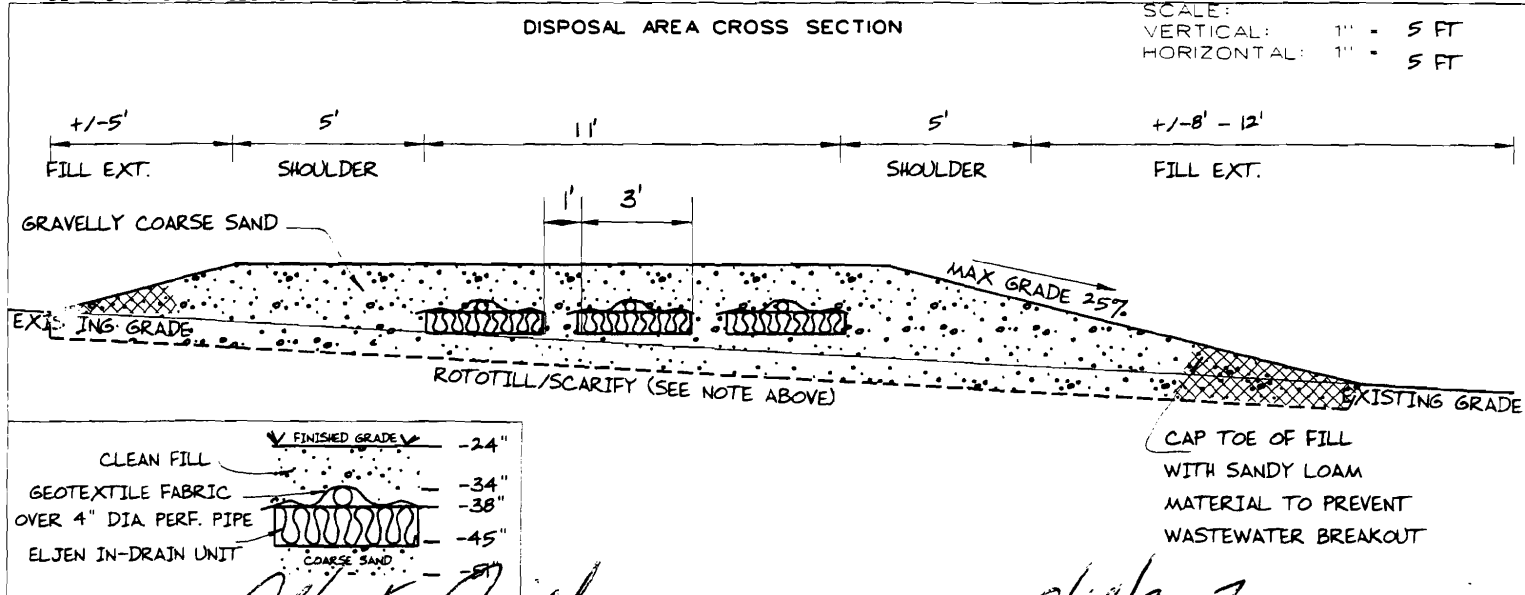
Page 2 of 3
HHE-200 Rev. 10/02

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	: 20" - 24"	Finished Grade Elevation	SEE	Location & Description	NAIL 44" ABOVE
Depth of Fill (Downslope)	: 22" - 27"	Top of Distribution Pipe or Proprietary Device	DETAIL	BASE OF FENCEPOST	
DEPTHS AT CROSS-SECTION (shown below)		Bottom of Disposal Area	BELOW	Reference Elevation is: 0.0" or -----	



Albert Frick
Site Evaluator Signature

163
SE

9/14/2007
Date

Page 3 of 3
HHE-200 Rev. 10/02

ALBERT FRICK ASSOCIATES - 95A COUNTY ROAD ROAD GORHAM, MAINE 04038 - (207) 839-5563



John Elias Baldacci
Governor

Maine Department of Health and Human Services

Maine Center for Disease Control and Prevention
286 Water Street, 3rd Floor
11 State House Station
Augusta, ME 04333-0011

Brenda M. Harvey,
Commissioner

Dora Anne Mills, MD, MPH
Public Health Director
Maine CDC Director

September 12, 2007

R. Stuart Carter
95 Westland Avenue
Portland, ME 04101

Subject: Approval, Revised Minimum Lot Size Waiver, Carter Property, Caribou Street (Map 197, Lot 7-8),
Portland

Dear Mr. Carter:

The Division has reviewed a minimum lot size waiver application for the subject property, submitted on your behalf by James Logan, S.E. The proposal is to install a subsurface wastewater disposal system to serve one single-family dwelling unit. This application was submitted in accordance with Title 12 MRSA §4807-B. The lot is approximately 6,000 square feet and 20,000 square feet are required, previously approved by the Division. The lot would be served by a municipal water system and onsite sewage disposal. No additional variances to the Maine Subsurface Waste Water Disposal Rules are required.

You propose to install a three bedroom single family dwelling on the site, whereas the 06/29/01 (corrected date) letter from the Division restricted the site to use for a two bedroom single family dwelling. The proposal comprises an allowed minor expansion, pursuant to Section 1702.2 of the Subsurface Wastewater Disposal Rules.

Pursuant to the language provided in 12 MRSA §4807-B, which is the sole basis for our review, we find that based upon the subsurface wastewater disposal system design prepared by Albert Frick, SE, on 08/18/03, and submitted with the application; the amount and nature of wastes, expected construction standards of the subsurface disposal system, soil types and slopes, percolation rates, depth to bedrock and groundwater, and the density of any proposed development, the proposed subsurface waste disposal system meets the current rules and as a result, is therefore considered to not lower the water quality of, or otherwise pose a threat to, any lake, pond, stream, river or tidal waters, any underground water supply, or to the public health, safety and general welfare.

Because the subsurface wastewater disposal system design has been found to be in compliance with the Maine Subsurface Wastewater Disposal Rules, we hereby approve your application for a waiver to the Minimum Lot Size Law. This approval requires the following:

1. Prior to issuance of a permit, the HHE-200 Form dated 08/18/03 must be reviewed and updated as necessary (i.e., latitude and longitude added, etc.) pursuant to Section 401.6.1 of 10-144, CMR 241, Subsurface Wastewater Disposal Rules.
2. A permit for system installation shall be obtained from the Local Plumbing Inspector in advance of the start of system construction.
3. The system shall be constructed in accordance with the submitted and approved system design, as noted in Condition #1. Should alterations to the design be necessary at the time of construction, including addition of a garbage grinder in the proposed dwelling, the site evaluator shall be contacted prior to making any changes.
4. This letter supersedes the previous approval.

Our vision is Maine people enjoying safe, healthy and productive lives.

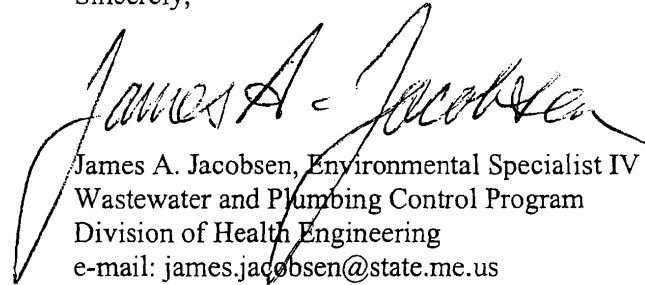
Page 2, Letter to R. Stuart Carter

The approval is based only on the rules administered by this Department. The approval of the septic system for this proposal does not relieve the property owner from compliance with all other state and local requirements for licensing, permitting, system installation and/or use.

Because installation and owner maintenance has a significant effect on the working order of onsite sewage disposal systems, including their components, the Division makes no representation or guarantee as to the efficiency and/or operation of the system.

If you have any questions please feel free to contact me at (207) 287-5695.

Sincerely,



James A. Jacobsen, Environmental Specialist IV
Wastewater and Plumbing Control Program
Division of Health Engineering
e-mail: james.jacobsen@state.me.us

/jaj

xc: File
James Logan, SE
Jeanie Bourke, LPI



Strengthening a Remarkable City Building a Community for Life

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

December 7th, 2007

R. Stuart Carter III
95 Westland Avenue
Portland, Me 04102

RE: **Application for Sec 14-403 Review**
Caribou Street Lot
(Application ID #2007-0187)

Dear Mr. Carter:

urban
197-F-012

permit appl # 07-1266

007 New CBL

197-F-001

Tunden

Thank you for your application to improve Caribou Street, submitted in conjunction with a Single Family Site Plan application to relocate a 2 story house onto a lot on Caribou Street (Application ID #2007-0179) and the Building Permit applications (#07-1263 for removing 184 Osgood Street; #07-1266 for relocating the house onto a new foundation at Caribou Street).

This application was not progressed in October 2007 because of a number of inconsistencies in the documentation; the 14-403 review was commenced at the beginning of November, 2007.

Regarding the requirements for the street improvements, I appreciate there have been a number of telephone discussions with various City staff and questions over the current status of the streets in that area and the feasibility of different options to serve your proposed lot. As you know, your application has raised a number of policy and strategic issues which relate to three areas of review:

- The City's Ordinance as set out in 14-403 and referenced sections;
- The City's *Technical and Design Standards* which set out more detailed street improvement requirements (reference copies are available at Public Works and Planning Departments); and
- The City's overall investment strategy for street improvements.

I attach final comments from Public Works which comprise two Memos: the first from Michael Farmer dated December 5, 2007; and a second Memo from David Margolis-Pineo dated December 6, 2007 which further clarifies the requirements related to curbing

and sewers. I suggest a meeting with City staff would be the next step once you have considered the comments and decided on a course of action.

During a recent telephone call you asked to review the files for other Section 14-403 applications which have been determined by the City. Because our records are kept in a computer system, I requested reports from that system showing the 14-403 applications since 2002. There are a total of six where the reviews are completed, two of which are for the same street. I attach a summary of all of these applications based on my review of the case files. You are welcome to review these individual case files, but please give us some advance notice so we can pull the files for you.


You also asked for information regarding the process for appealing any of the street improvement requirements set out by Public Works. Other cases of this kind have been referred to the Zoning Board of Appeals and Marge Schmuckal, Zoning Administrator, would handle the paper work with my support.

The City would expect the improved streets to be accepted by the City and therefore would need to see the Warranty Deeds for all the sections of street that are improved.

Please note that the Single Family Site Plan and Building Permit reviews are being undertaken in parallel with this 14-403 review by separate sections of this Department; I understand that Phil DiPierro, Ann Machado and Chris Hanson are in touch with you on other aspects of the proposal.

Please contact me at (207) 874 8728 (or jf@portlandmaine.gov) if you have any questions and/or would like me to set up a meeting with relevant reviewers.

Sincerely,


Jean Fraser
Planner

Attachments: City of Portland Department of Public Works Memos from
Michael Farmer (12.5.2007) and David Margolis-Pineo (12.6.2007)
Summary of 14-403 cases (table)

cc: Barbara Barhydt, Development Review Services Manager
Penny Littell, Associate Corporation Counsel
Katherine Earley, Public Works Engineering Manager
David Margolis-Pineo, Deputy City Engineer
Mike Farmer, Project Engineer
Todd Merkle, Public Works
Phil DiPierro, DRC (Planning)
Jeanie Bourke, Inspections Director
Chris Hanson, Building Inspector
Marge Schmuckal, Zoning Administrator
Ann Machado, Zoning

**CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
Engineering Division**

M E M O

TO: Jean Fraser
FROM: Michael Farmer, Project Engineer
DATE: Dec. 5, 2007
RE: Caribou Street - Proposed Single Family House Lot

I am submitting the following comments on behalf of the Department of Public Works, based on a review of the 11" x 17" plan dated 6-13-2003, titled SITE PLAN/BOUNDARY PLAN, EXISTING CONDITIONS, CARIBOU STREET PORTLAND, ME.

Section 14-403 of the City Code of Ordinances requires the applicant to build Caribou Street to City standards across the proposed house lot and to build the street (or streets) to City standards from the proposed lot to a permanently paved street. The Department of Public Works has concluded that the closest permanently paved streets to the proposed lot are Hobart Street and Osgood Street. This offers the applicant two possible routes to get from a permanently paved street to the proposed lot.

One alternative would be to improve Westland Avenue from Hobart Street to Caribou Street and Caribou Street from Westland Street to, and in front of, the proposed lot. DPW street construction standards require a turn around at the end of a dead end street. Since Caribou Street is now dead end street, the applicant would be required to construct a turn around on Caribou Street as part of this alternative.

The second alternative would be to improve Caribou Street from Osgood Street to, and in front of, the proposed lot. Since this alternative would make Caribou Street passable (for emergency vehicles, plows and garbage trucks) from Westland Avenue to Osgood Street, a turn around on Caribou Street near the proposed lot would not be required.

Improving a street to City standards in this case would include a 28 foot wide paved street with the following utilities: storm drain, water, electric power, street lights, communication, and possibly sanitary sewer. Granite curbing is also generally required; however, Sec. 14-403 allows DPW to waive the requirement for granite curbing in some cases. Section 14-403 indicates that sidewalks may not be required if the street is not on a school walking route. DPW has indicated an inclination to waive the granite curb requirement in this case on parts of Caribou Street and Westland Avenue where the existing roadside ditches and cross culverts function well.

The DPW has two policies regarding sewer connections and extensions that seem relevant to this application. One policy is to require sewer extensions as part of street extensions. Section 14-403 supports this policy by stating that street improvements required under 14-403 shall include

sewers. The other DPW policy is to allow an on-site wastewater disposal system when a proposed house lot is more than 200 feet away from an existing sanitary sewer.

The closest existing sanitary sewer to the proposed lot on Caribou Street is about 800 feet away, on Hobart Street. DPW is reluctant to require a sanitary sewer extension in this situation because of the large expense involved to build an 800-foot sewer extension. However, the alternative of an on-site wastewater system is also unattractive because the proposed house lot is so small, at only 6,000 square feet.

More detailed plans will be required if the applicant pursues this project. An engineered plan and profile design for the street extension is required. A drainage analysis and drainage system design is required. More detailed survey plans are required to show the street areas that will be improved and offered to the City for acceptance. The applicant or his consultants can contact City staff in the Engineering Division of DPW to discuss typical plan details that will be required.

**CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
Engineering Division**

M E M O

TO: Jean Fraser
FROM: David Margolis-Pineo, Deputy City Engineer
DATE: Dec. 6, 2007
RE: Caribou Street - Proposed Single Family House Lot

A couple comments to clarify Mike Farmer's memo to you on the same subject dated December 5, 2007.

If the applicant chooses to improve the road from Hobart Street, DPW will waive the requirement to extend the sanitary sewer.

If the applicant chooses to improve the road from Osgood Street, no sanitary sewer is required with is option as well, however granite curbing is required since Osgood Street has granite curbing where Caribou Street would connect.

It understood with either option, a drainage plan must be approved.

Summary of 14-403 Requirements in previous approvals*

(in date order of approval)

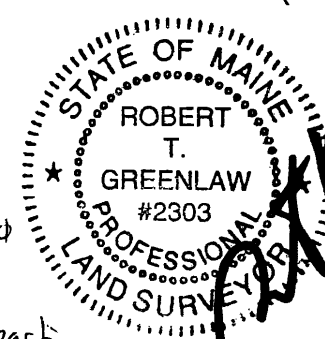
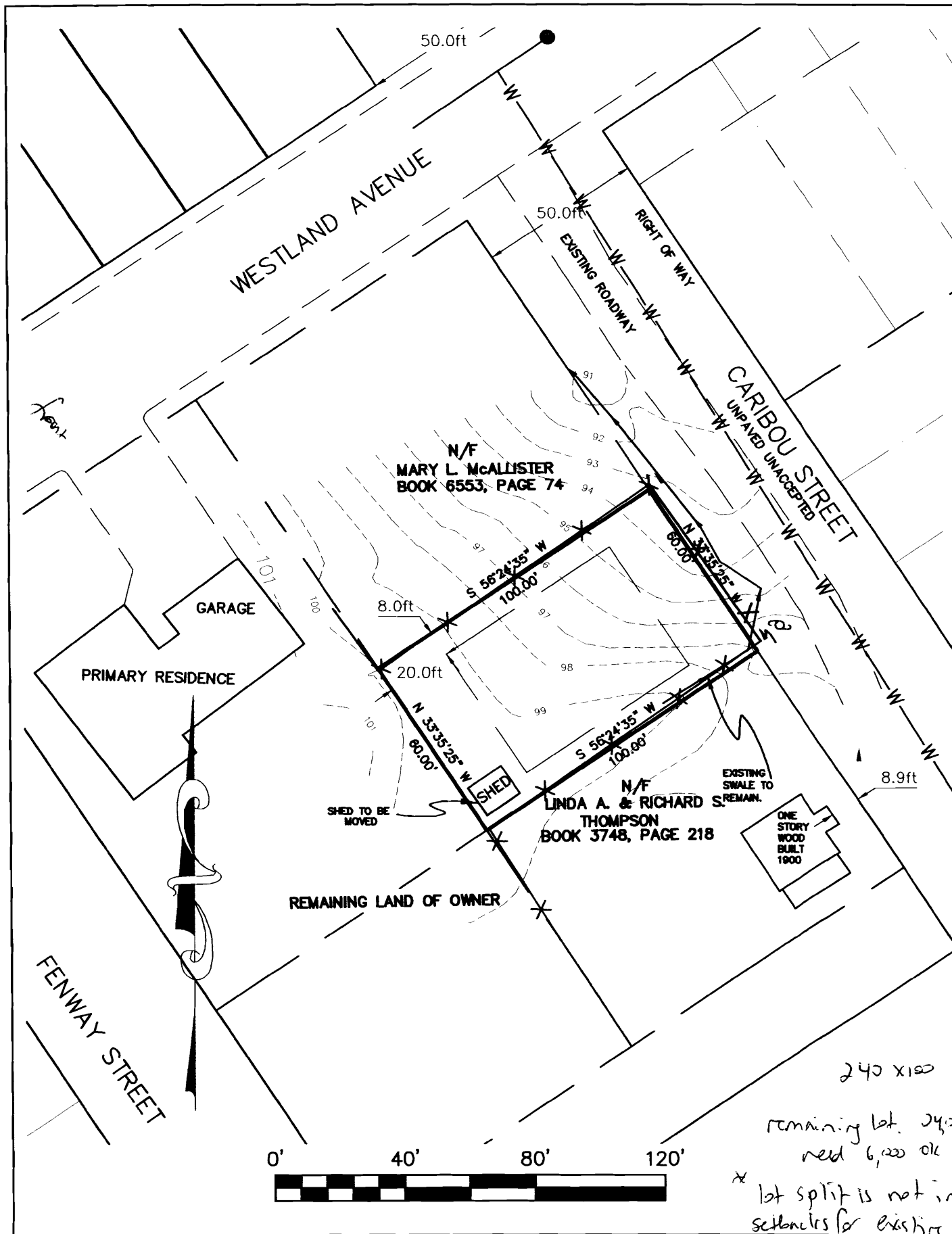
Street	Applica- tion Ref #	Date appr'd	Status prior to imp's	Length improved	Pav ing	Sewers	Curbs	Side walks	Turn- around	Light- ing
Barclay	2002-0057	June 2002	Unaccepted Paper street	270 ft- at that time for 2 lots; later 3 lots	Yes	Yes (+ water)	Yes + under drains	Yes – one side	Yes	Yes
Bay	2003-0142	2003	Not known; assume unaccepted	275 ft as part of 4-lot subdivision	Yes	Existing	Yes + under drain	Yes – one side	Yes	Yes + tel pole & hy- drant
Beverly	2004-0200	June 2005	Paper Street	145 ft - dead end (for 2 lots)	Yes	Part existing	Yes	Yes - both sides	Yes	Yes
Beverly	2007-0042	October 2007	Paper Street	316 ft (for 2 lots) to connect to Randolph St.	Yes	Part existing	Yes	Yes - both sides	Paving turning area in Randolph St.	Yes
Harvard/ Yale	2004-0187 2005-0079	April 2005	Paper Street	Extensive as part of 10-lot subdivision	Sec 14-403 became part of subdivision and requirements related to the larger project.					
Kineo (in system as Dudley)	2006-0211 (part of site plan)	March 2007	Unaccepted and not dedicated paper street	84 ft for 1-2 lots	Yes	Yes	Yes + under drain	Yes (one trail thru to Dudley)	Yes	No
Pennell	2007-0193	Under review								
Caribou	2007-0187	Under review								

*Information available as of Dec 7, 2007; table prepared by Jean Fraser, Planner

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need 6,000 sq ft
* lot split is not impacting
setbacks for existing structure

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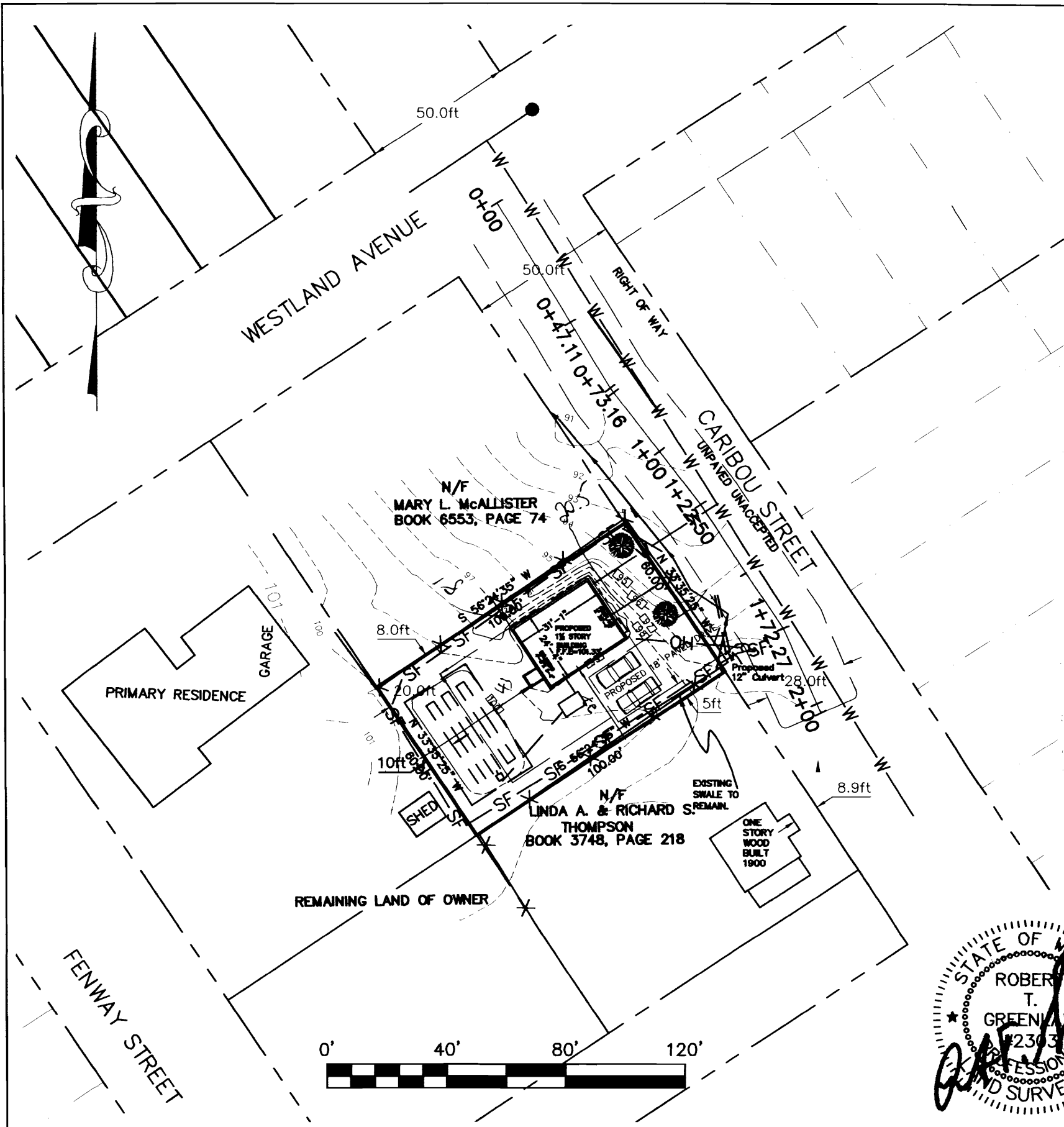
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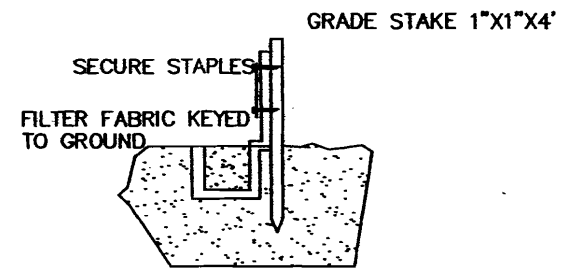
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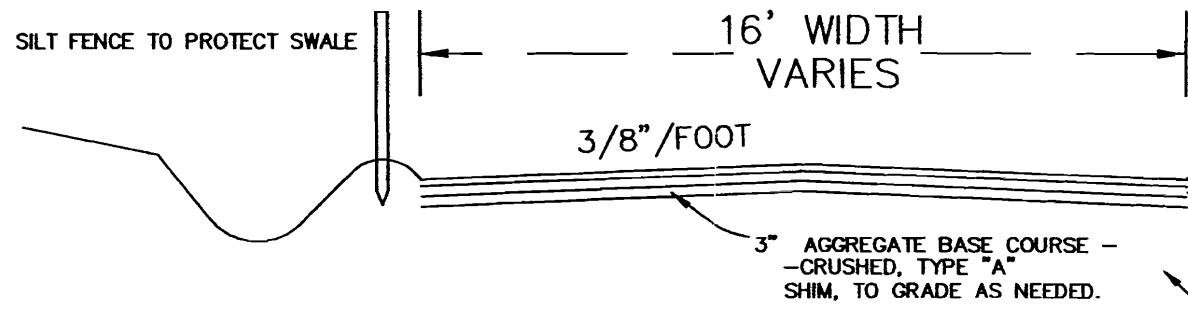
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