

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

Please Read
Application And
Notes, If Any,
Attached

PERMIT

Permit Number: 071308

PERMIT ISSUED

APR 25 2008

389 G003001

This is to certify that GALLI ERNEST /Mike Skur

has permission to 2 story single Family Home w car gar

AT 186 CURTIS RD

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 inspection must
given and when permit in procu
before this building or part thereof
laid or closed-in.
HOUR 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

4/10/08 *[Signature]*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 186 CURTIS RD CBL 389 G003001

Issued to Galli Ernest /Mike Skurka Date of Issue 08/31/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-1308, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family
Use Group : R3 Type : 5B
IRC 2003

Limiting Conditions: None

SCANNED

This certificate supersedes
certificate issued

Approved:

8-31-09 [Signature]

(Date)

Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1308	Issue Date: 4/10/08	CBL: 389 G003001
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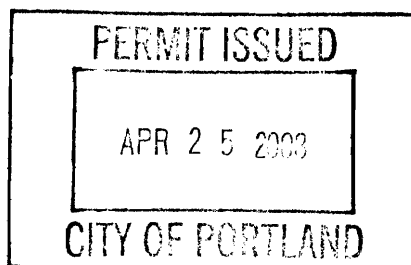
Location of Construction: 186 CURTIS RD	Owner Name: GALLI ERNEST	Owner Address: 63 MORNING ST	Phone:
Business Name:	Contractor Name: Mike Skurka	Contractor Address: 13 Marston Street Falmouth	Phone: 2076506938
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-2

Past Use: Vacant Land	Proposed Use: Single Family Home - 2 story single Family Home w/ 2 car garage	Permit Fee: \$2,045.00	Cost of Work: \$195,000.00	CEO District: 5
Proposed Project Description: 2 story single Family Home w/ 2 car garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC 2003	
		Signature: 4/10/08 [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: 10/16/2007	Zoning Approval
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland N/A	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland N/A	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone para 17 - Zone X	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan 2007-0186	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied ABM
Date: 11/07/07 [Signature]	Date: _____	Date: _____


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

7/11/08 O.K. to pour
walls

Today's in - need
a letter in the file
from surveyor on locob.

☺

02/10/09 okay to insulate on ceilings
From Doug & Kay

4-3-09 OK - rough-in electrical. *WEM*

07-20-09 Final - Not Ready

Must complete: Front porch steps, main stairwell handrail,
house #, electrical work (lighting, outlets, fused /
coiling for back steps, finish grade, hardware
site - det's need to be tested, & site work.
JGR

8-26-09 OK - CO, has made all connection. Phil wanted a letter
from engineer office on stone wall, which he has supplied.

WEM

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

x Ernest Zalli

Signature of Applicant/Designee

Date

[Signature]

Signature of Inspections Official

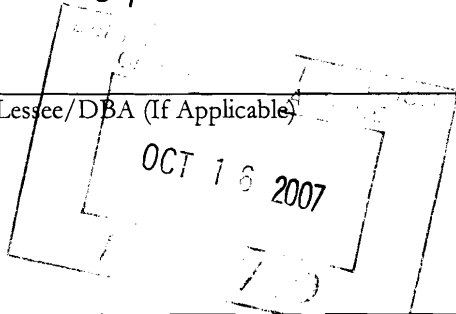
Date

4.25.09



General Building Permit Application

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

Location/Address of Construction: ¹⁸⁶ <u>CURTIS RD. PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>2528</u>		Square Footage of Lot <u>26,681</u>
Tax Assessor's Chart, Block & Lot Chart# <u>389</u> Block# <u>G</u> Lot# <u>3</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>ERNEST GALLI</u> Address <u>63 MORNING ST</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>773-1713</u> <u>939-4131</u>
Lessee/DBA (If Applicable) 	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>195,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>2 story single family home 2528 sq ft w/ 2 car garage</u>		
Contractor's name: <u>MIKE SKURKA</u> Address: <u>LEIGHTON RD</u> City, State & Zip: <u>FALMOUTH ME</u> Telephone: <u>773-1713</u> Who should we contact when the permit is ready: <u>ERNEST GALLI</u> Telephone: <u>939-4131</u> Mailing address: <u>63 MORNING ST PORTLAND, ME 04101</u>		

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

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record 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: Ernest Galli Date: 10-16-07

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

Applicant: Ernest Galli

Date: 11/1/07 (revised 4/7/08)

Address: 186 Curks Rd

C-B-L: 389-6-003 (392-B-21)

perm. # 07-1308

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot

Proposed Use/Work - build new 2 story single family home w/ attached garage.

Savage Disposal - city

Lot Street Frontage - 50' min - 537.39' ✓

Front Yard - 25' min - ~~25'~~^{20'} to front entry - front entry 5.5' x 8' = 44' ✓ ok per section 14-425

Rear Yard - 25' min - ~~25'~~^{84.5'} scaled to back ~~steps~~^{deck}

Side Yard - 1 1/2 story 12' left side ~~8'~~^{86'} scaled to deck - or 78' if deck @ end of house

Projections - 2 story 10' sides kept 20' right side ~~20'~~^{27'} scaled

Width of Lot - 80' min - 2365' scaled

Height - 35' max - 25.5' scaled

Lot Area - 10,000' min - 69,900' ✓

Lot Coverage Impervious Surface - 20% = 13,980' ✓

Area per Family - 10,000' ✓

Off-street Parking - 2 spaces required - 24' x 24' garage

Loading Bays - N/A

Site Plan - minor/minor 207-0186

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 12 zone X

OK.

garage 24' x 24' = 576
 house 5.33' x 21.33' = 113.7
 34' x 37.5' = 1275
 2' x 8' = 16
 7' x 67' = 469

deck 21' x 11' = 231

front steps 5.5' x 8' = 44

back steps 6' x 4' = 24

2284.39' ✓

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1308	Date Applied For: 10/16/2007	CBL: 389 G003001
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Location of Construction: 186 CURTIS RD	Owner Name: GALLI ERNEST	Owner Address: 63 MORNING ST	Phone:
Business Name:	Contractor Name: Mike Skurka	Contractor Address: 13 Marston Street Falmouth	Phone (207) 650-6938
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - 2 story single Family Home w/ 2 car garage	Proposed Project Description: 2 story single Family Home w/ 2 car garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/07/2007

Note: **Ok to Issue:**

- 1) The front entry may not extend more than 6' from the building and the footprint of the entry may not be larger than fifty square feet.
- 2) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 12/12/2007

Note: **Ok to Issue:**

- 1) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Maintain proper setback(s) from property lines/buildings and proper clearances from verticle openings when direct venting.
- 4) The attic scuttle opening must be 22" x 30".
- 5) Fastener schedule per the IRC 2003
- 6) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 7) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 8) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 9) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 10) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level

Dept: DRC **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Comments:

11/1/2007-amachado: Left message for Ernie Galli. Building plans show the house on the right and the garage on the left, but the site plan shows the house on the left and the garage on the right. Also, what is the actual size of your lot? The deed and the assessors shows your lot as going all the way to Hope Ave and 69900 sf in size. The site plan by Pinkham & Greer shows your property as ending at the 30' wide drainage easement and being 26681 sf in size.

11/7/2007-amachado: Ernie Galli brought in revised building plans.

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

2007-0186
Application I. D. Number
10/16/2007
Application Date
Single Family Home
Project Name/Description

Galli Ernest
Applicant
63 Morning St , Portland , ME 04101
Applicant's Mailing Address
Ernest Galli
Consultant/Agent
Agent Ph: (207)939-4131 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

186 - 186 Curtis Rd , Portland, Maine
Address of Proposed Site
389 G003001
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 10/19/2007

Zoning Approval Status: Reviewer _____

Approved Approved w/Conditions See Attached Denied
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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

Exhibit A

A certain parcel of land situated on the northwesterly side of Curtis Road in the City of Portland, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the northwesterly sideline of Curtis Road at land now or formerly of Charles W. Mull, reference Book 21648 Page 24; 389-G-25

Thence N 73° 35' 44" W along said land a distance of 30.18 feet to Lot 8 as shown on a plan entitled "Presumpscot River Place Amended Recording Plat" dated May 10, 1983 by Land Use Consultants and recorded in Plan Book 141 Page 42;

Thence N 25° 07' 54" W along said Lot 8 a distance of 144.77 feet to land now or formerly of the City of Portland as shown on the "Amended Recording Plat";

Thence N 64° 52' 06" E along said land a distance of 5.08 feet;

Thence N 25° 07' 54" W along said land 90 feet more or less to Lot 22 as shown on a plan entitled "Presumpscot River Place Phase III Subdivision Plan Portland, Maine" dated 12-04-01 by Titcomb Associates and recorded in Plan Book 202 Page 650 (hereinafter referred to as said "Plan");

Thence N 64° 52' 08" E along said lot 52 feet more or less;

Thence northeasterly continuing along said lot and along a curve concave to the left having a radius of 145.00 feet an arc distance of 57.71 feet, said curve having a chord which bears N 53° 28' 02" E a distance of 57.33 feet;

Thence N 42° 03' 55" E along said lot a distance of 241.59 feet to the southwesterly sideline of Hope Avenue;

Thence southeasterly along said sideline and along a curve concave to the left having a radius of 480.00 feet an arc distance of 54.43 feet, said curve having a chord which bears S 51° 45' 05" E a distance of 54.40 feet;

Thence S 55° 00' 00" E a long said sideline a distance of 24.82 feet to said northwesterly sideline of Curtis Road;

Thence S 32° 05' 53" W along said sideline a distance of 189.71 feet;

Thence Southwesterly along said sideline and along a curve concave to the left having a radius of 151.35 feet an arc distance of 141.89 feet, said curve having a chord which bears S 24° 12' 36" W a distance of 141.44 feet;

Thence S 16° 19' 22" W along said sideline a distance of 126.54 feet to the point of beginning.

The above described parcel is subject to the following:

1. Any and all easements shown on the public record, including, but not limited to, a 50' wide Portland Water District easement, 30' wide sewer easement, 30' wide drainage easement, and a 67.5' wide Central Maine Power Company easement.
2. A culvert and drainage easement deed from Goldeneye Corp. to the City of Portland dated July 6, 2004, and recorded at said Registry in Book 21610, Page 52. Said culvert easement being further described as Culvert Easement B on said Plan.
3. An Undisturbed Zone shown on said Plan.

Received
Recorded Register of Deeds
Dec 29, 2005 11:09:06A
Cumberland County
John B OBrien

389-G-3 392-B-21
12.29.05

STATUTORY WARRANTY DEED

GOLDENEYE CORP., a Maine corporation with a principal place of business in Westbrook, in the County of Cumberland and State of Maine, and ROBERT L. ADAM, of Westbrook, in the County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

ERNEST GALLI, with a mailing address of 63 Morning Street, Portland, Maine 04101

A certain lot or parcel of land situated on the northwesterly side of Curtis Road in the City of Portland, County of Cumberland and State of Maine, bounded and described in Exhibit a annexed hereto and made a part hereof.

Being a portion of the premises described in a deed from Robert L. Adam to Robert L. Adam and Lloyd B. Wolf recorded at the Cumberland County Registry of Deeds in Book 7058, Page 70, and by deed from Lloyd B. Wolf to Goldeneye Corp. dated November 5, 2002 and recorded at said Registry of Deeds in Book 18336, Page 57.

IN WITNESS WHEREOF, the said GOLDENEYE CORP. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Robert L. Adam, its President thereunto duly authorized, and ROBERT L. ADAM, individually has executed this instrument this 23rd day of December, 2005.

GOLDENEYE CORP.

Ernest Galli

By: Robert L. Adam
Its President

Robert L. Adam
Robert L. Adam

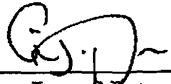
MAINE REAL ESTATE TAX PAID

STATE OF MAINE
CUMBERLAND, SS.

December 23, 2005

Then personally appeared the above-named Robert L. Adam,
President of GOLDENEYE CORP. as aforesaid and acknowledged the foregoing
instrument to be his free act and deed in his said capacity and the free act and deed of
said corporation.

Before me,



Attorney at Law/Notary Public

Print Name: _____


My Commission Expires: _____

STATE OF MAINE
CUMBERLAND, SS.

December 23, 2005

Then personally appeared the above-named ROBERT L. ADAM and
acknowledged the foregoing instrument to be his free act and deed.

Before me,



Attorney at Law/Notary Public

Print Name: _____

My Commission Expires: _____



Galli Residence

Staff Review Checklist

One & Two Family	Plan Review	Checklist
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
Structural		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	12x24 ✓ 24x24 Big foot w/ 10" Post (Deck)	
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	✓	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	✓	
Anchor Bolts/Straps, Spacing (Section R403.1.6)	1" 4" O.C ✓	
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	6 3/4" on 2"x2" Spacing as per plan	
Built-Up Wood Center Girder Dimension/Type	ENG.	Need spec.
Sill/Band Joist Type & Dimensions	2x10 ^{2x6} PT. Sill ✓	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's 16" O.C ✓	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 12" O.C. ✓ 16" O.C ✓ Garage Edge floor trusses	Need spec's
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	2x6 collar ties 16" O.C. ✓	

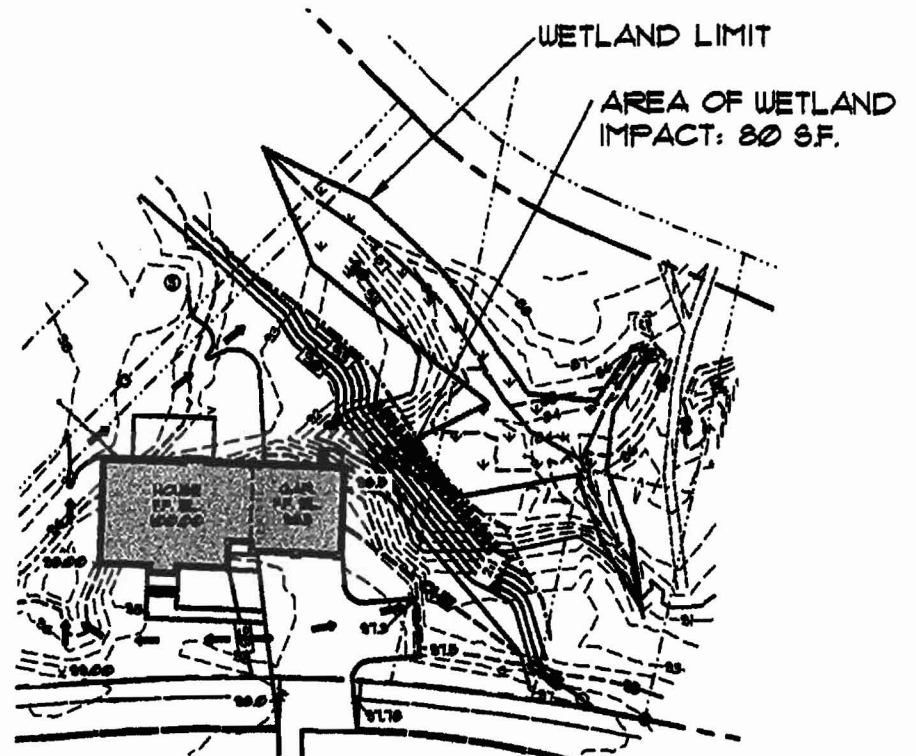
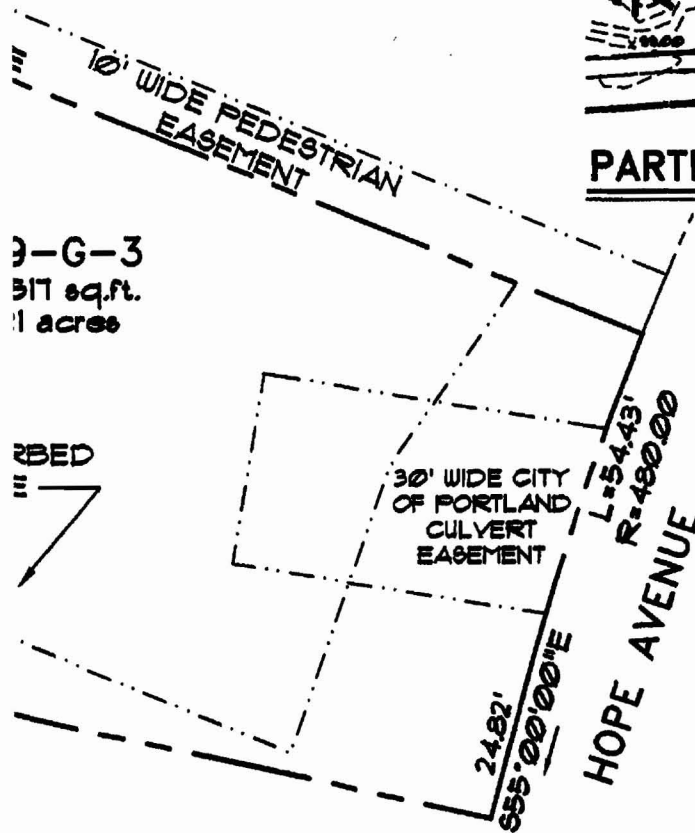
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter, Framing & Connections (Section R802.3 & R802.3.1)	10/12 ✓ 2x10 rafter 16 OC ✓ 2x6 collar JST w/ 2x6 ceiling joists ✓	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	7/8 Adv. walls ✓ 1/2" roofing plywood. ✓	
Fastener Schedule (Table R602.3(1) & (2))	IRC 2003 ✓	
Private Garage (Section R309)		
Living Space? (Above or beside)	Master Bd Rm + Bath.	
Fire Separation (Section R309.2)	1 hr. ceiling of Garage ✓	
Opening Protection (Section R309.1)	1 hr. Garage	
Emergency Escape and Rescue Openings (Section R310)	✓	
Roof Covering (Chapter 9)	Asphalt #225	
Safety Glazing (Section R308)	✓	
Attic Access (Section R807)	22x30 ✓	
Chimney Clearances/Fire Blocking (Chap. 10)	2" ✓	
Header Schedule (Section 502.5(1) & (2))	✓	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-38 ✓ R-19 ✓ U-32 ✓	
Type of Heating System	forced H.W w/ power vent ✓	

Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways	2	Basement
Interior	1	
Exterior		
Treads and Risers (Section R311.5.3)	7 3/4 x 10	✓
Width (Section R311.5.1)	30"	✓
Headroom (Section R311.5.2)	6-8	✓
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	34-38"	✓
Smoke Detectors (Section R313)		✓
Location and Type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	Garage	✓
Deck Construction (Section R502.2.1)	2x8 P.T. w 4x4 posts	✓

① MODULAR BLOCK WALL W/ SILT FENCE &
CHAIN LINK FENCE

NOT TO SCALE

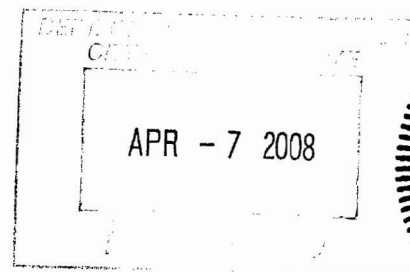
N/E
THEODORE J. &
JULIA B. VOLGER
392-B-22



PARTIAL PLAN: WETLAND IMPACT

SCALE: 1"=50'

SITE PLAN



Thomas S. Greer
10/3/07

GALLI RESIDENCE
CURTIS ROAD, PORTLAND MAINE

SCALE: AS SHOWN 1"=30'
DATE: OCTOBER 9, 2007
DESG BY: TSG
PROJECT: 07196

FOR REVIEW

FOR REVIEW



CONSULTING ENGINEERS

01





ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 12-1-08
 Permit # 2008-4899
 CBL# 389-6-3

LOCATION: 186 Curtis Rd off Summit St METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Ernest Gelli
 TENANT New House PHONE # _____

						TOTAL EACH FEE	
OUTLETS	<u>40</u>	Receptacles	<u>40</u>	Switches	<u>15</u>	Smoke Detector	.20
FIXTURES	<u>20</u>	Incandescent		Fluorescent		Strips	.20
SERVICES		Overhead		Underground		TTL AMPS <800	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
							25.00
METERS		(number of)					1.00
MOTORS		(number of)					2.00
RESID/COM		Electric units					1.00
HEATING		oil/gas units		Interior		Exterior	5.00
APPLIANCES	<u>1</u>	Ranges		Cook Tops		Wall Ovens	2.00
		Insta-Hot		Water heaters	<u>2</u>	Fans	2.00
	<u>1</u>	Dryers	<u>1</u>	Disposals	<u>1</u>	Dishwasher	2.00
		Compactors		Spa	<u>1</u>	Washing Machine	2.00
		Others (denote)					2.00
MISC. (number of)		Air Cond/win					3.00
		Air Cond/cent				Pools	10.00
		HVAC		EMS		Thermostat	5.00
		Signs					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
		Circus/Carnv					25.00
		Alterations					5.00
		Fire Repairs					15.00
	E Lights					1.00	
	E Generators					20.00	
PANELS		Service		Remote		Main	4.00
		0-25 Kva					5.00
		25-200 Kva					8.00
TRANSFORMER		Over 200 Kva				10.00	
						TOTAL AMOUNT DUE	
						MINIMUM FEE/COMMERCIAL 55.00	
						MINIMUM FEE	<u>45.00</u>

CONTRACTORS NAME Everything Electric MASTER LIC. # MC 60017606
 ADDRESS 69 Morpung St City LIMITED LIC. # _____
 TELEPHONE 632-0044

SIGNATURE OF CONTRACTOR Rhoda Conley

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

ELECTRICAL PERMITS INVOICE

Application No: 2008-4879	Applicant: GALLI ERNEST & JAMES M SKU
Project Name:	Location: 186 CURTIS RD
CBL: 389 G003001	Electrician: EVERYTHING ELECTRIC CORP
Invoice Date: 12/01/2008	License #: MC000060017606

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$45.00		\$45.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Outlets Receptacles	40	\$8.00
Outlets Switches	40	\$8.00
Outlets Smoke Detector	15	\$3.00
Fixtures Incandescent	20	\$4.00
Appliance Range	1	\$2.00
Appliance Fan	2	\$4.00
Appliance Dryer	1	\$2.00
Appliance disposal	1	\$2.00
Appliance Dishwasher	1	\$2.00
Appliance Washing Machine	1	\$2.00

Bill to: GALLI ERNEST & JAMES M SKURKA JTS
 63 MORNING ST
 PORTLAND, ME 04101

CBL 389 G003001
Application No: 2008-4879
Invoice Date: 12/01/2008
Invoice No: 33246
Total Amt Due: \$0.00
Payment Amount: \$45.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

ELECTRICAL PERMITS INVOICE

\$37.00

Total Current Payments: \$45.00
Minimum Amount Due Now: (\$8.00)

CBL 389 G003001

Application No: 2008-4879

Invoice Date: 12/01/2008

Invoice No: 33246

Total Amt Due: \$0.00

Payment Amount:

Bill to: GALLI ERNEST & JAMES M SKURKA JTS
63 MORNING ST
PORTLAND, ME 04101

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation: Portland

Street Subdivision Lot #: CURTIS RD

PROPERTY OWNERS NAME

Last: GALL First: ERNIE

Applicant Name: SCOTT NASON

Mailing Address of Owner/Applicant (If Different): PO Box 3374 Portland, ME 04104

2009 8011

PORTLAND PERMIT # 10880 TOWN COPY

Date Permit Issued: 2 12 09 \$ 1 1/2 Double Fee Charged

Jeanne Bowka Local Plumbing Inspector Signature L.P.I. # 0732

389 G-3

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

[Signature] 2/12/09

Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

[Signature]

Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

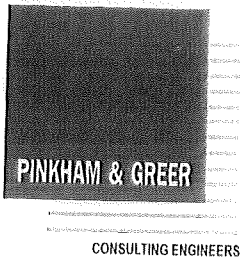
<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type of Structure To Be Served:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER - SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>8168</u></p>
--	---	--

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p style="text-align: center; font-size: 1.5em;">OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> <p style="text-align: center; font-size: 1.5em;">OR</p> <p>TRANSFER FEE [\$6.00]</p>	2	Hosebib / Sillcock	2	Bathtub (and Shower)
			Floor Drain	1
		Urinal	1	Sink
		Drinking Fountain	5	Wash Basin
		Indirect Waste	3	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Roof Drain		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	14	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			16	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

2362

102 110 112



Phil D.

380 US Route One
Falmouth, Maine 04105
Tel. 207.781.5242
Fax. 207.781.4245

August 14, 2009
File: 07196

Mr. Ernie Galli
63 Morning St
Portland, ME 04101

RE: 186 CURTIS ROAD PORTLAND, MAINE

Dear Ernie,

I have made a site visit to 186 Curtis Road as you requested to observe the north side of the home. This area has a moderately steep grass slope with a stone retaining wall along the wetland. See attached photographs.

The grass slope has an area where the topsoil has slid, a surface failure. Based on my conversation with the women on site it occurred during the last heavy rain.

As you know this year has been extremely wet and a difficult time to do earth work. It appears as if the topsoil was saturated as well as the fill below it. The grass is very new with very shallow roots. This failure can be corrected by re-grading and seeding the area and using an erosion control mat to hold the surface. Once the grass is well rooted the chances of a slope failure will be small.

The stone wall looked stable. I would have preferred a neater wall but it appears adequate to retain the earth.

Let me know if you have any questions.

Sincerely,

PINKHAM & GREER,

A handwritten signature in black ink that reads "Thomas S. Greer". The signature is stylized and cursive.

Thomas S. Greer, P.E.

Enclosures
TSG/rjs

TO: Inspections Department
FROM: Philip DiPierro, Development Review Coordinator
DATE: August 26, 2009
RE: C. of O. for # 186 Curtis Road,
(Id#2007-0186) (CBL 389 G 003001)

After visiting the site, I have the following comments:

Site work complete

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

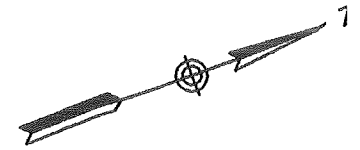
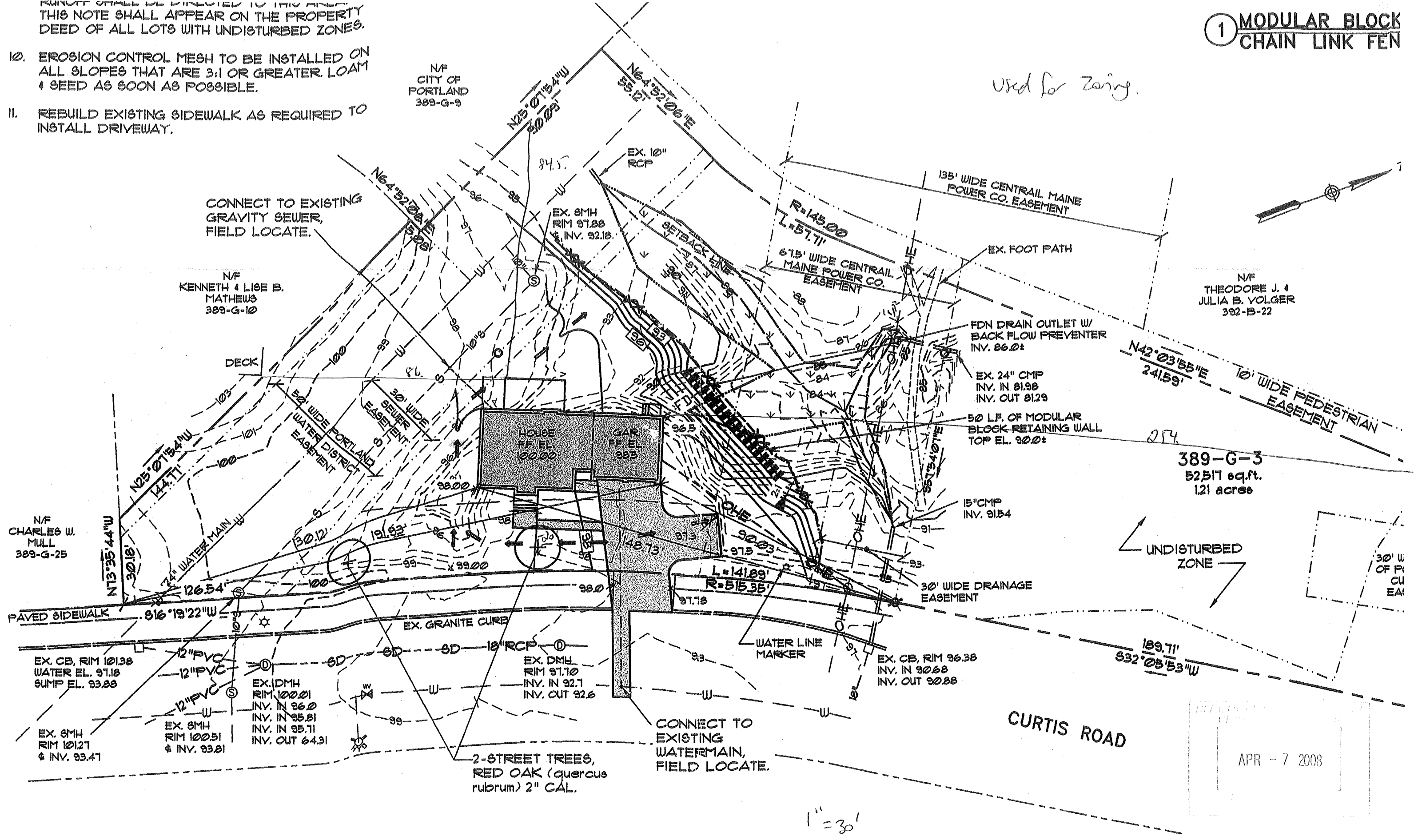
Cc: Barbara Barhydt, Development Review Services Manager
Tammy Munson, Inspection Services Manager
File: Urban Insight

RUNOFF SHALL BE DIRECTED TO THIS AREA. THIS NOTE SHALL APPEAR ON THE PROPERTY DEED OF ALL LOTS WITH UNDISTURBED ZONES.

① MODULAR BLOCK CHAIN LINK FEN

- 10. EROSION CONTROL MESH TO BE INSTALLED ON ALL SLOPES THAT ARE 3:1 OR GREATER. LOAM & SEED AS SOON AS POSSIBLE.
- 11. REBUILD EXISTING SIDEWALK AS REQUIRED TO INSTALL DRIVEWAY.

used for zoning.



389-G-3
52,517 sq.ft.
1.21 acres

CURTIS ROAD

APR - 7 2008

1" = 30'

2	4/1/08	REV'D PER STAFF REVIEW
1	12/3/07	REV'D PER STAFF REVIEW



RIGHT ELEVATION

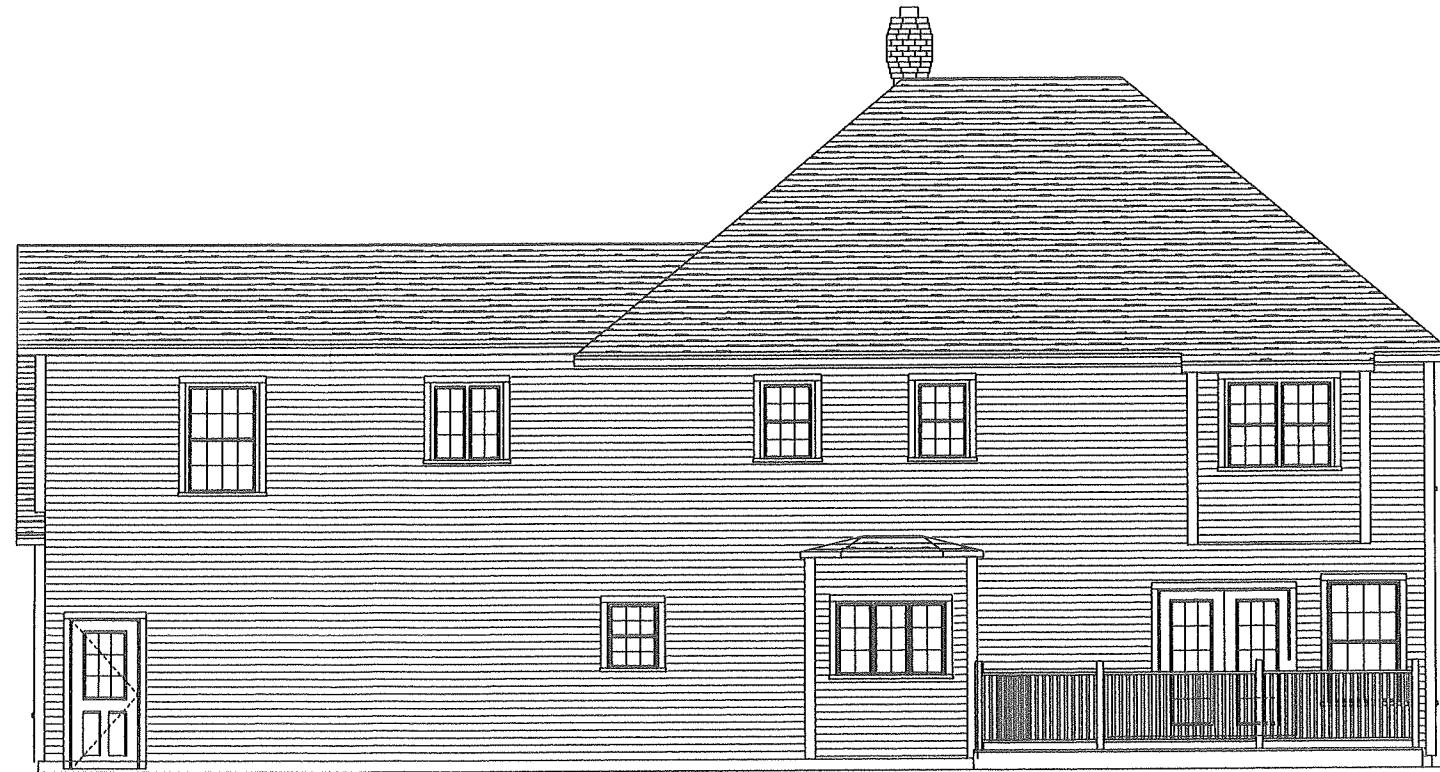


FRONT ELEVATION

OFFICE OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 NOV 7 2007
 RECEIVED



LEFT ELEVATION

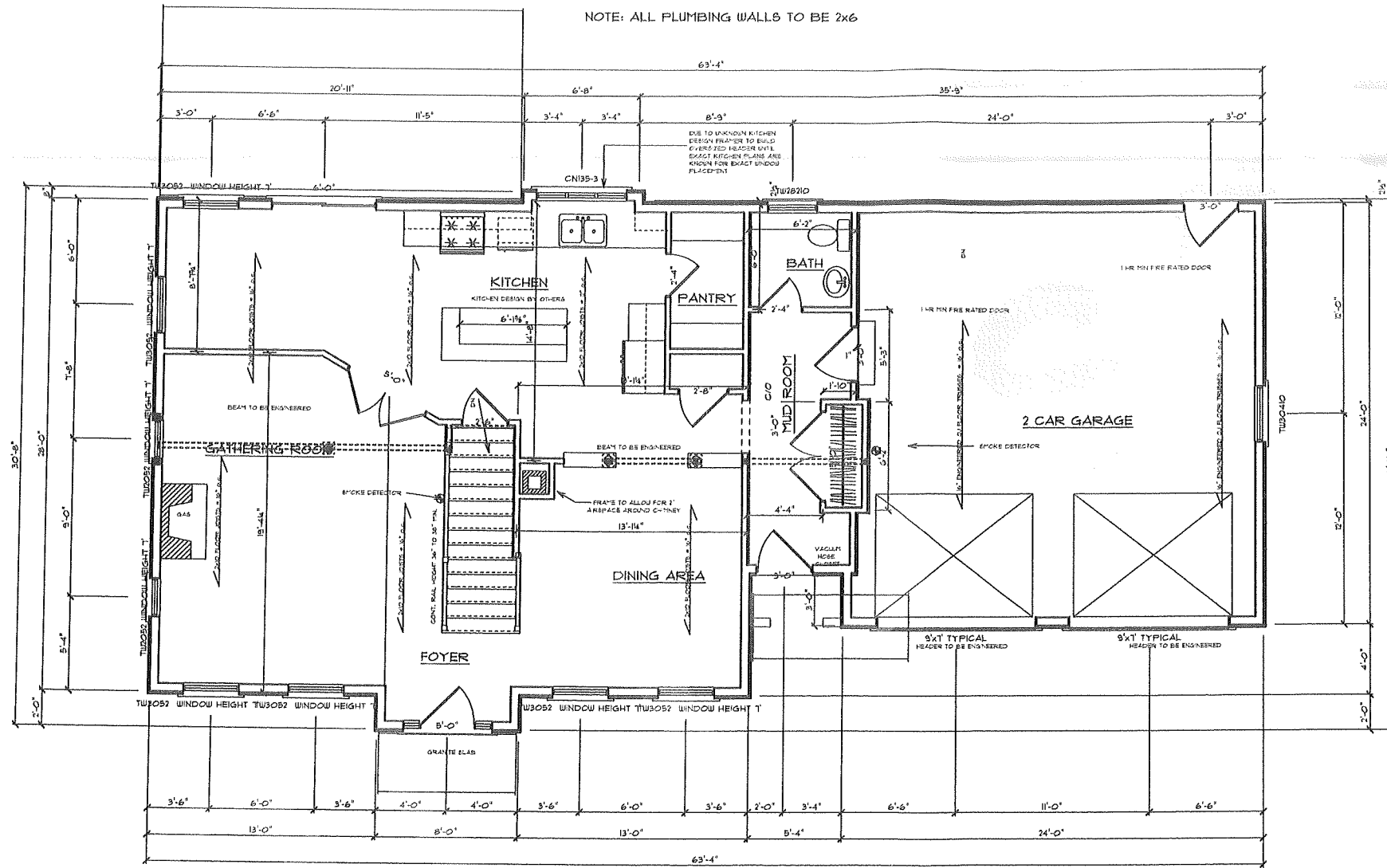


REAR ELEVATION

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN
 PREPARED BY A REGISTERED ARCHITECT OR ENGI-
 NEER, DESIGN BUILD ASS. A PALANCA DRAFTING, ARE NOT ENGAGED IN THE
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 DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE
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 OF THE INFORMATION PROVIDED. ALL DIMENSIONS
 AND SPECIFICATIONS TO BE REVIEWED FOR ACCU-
 RACY AND STRUCTURAL INTEGRITY BY A REGISTERED
 ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE
 ACTUAL CONSTRUCTION.

PROJECT NAME:
 GALI
 RESIDENCE

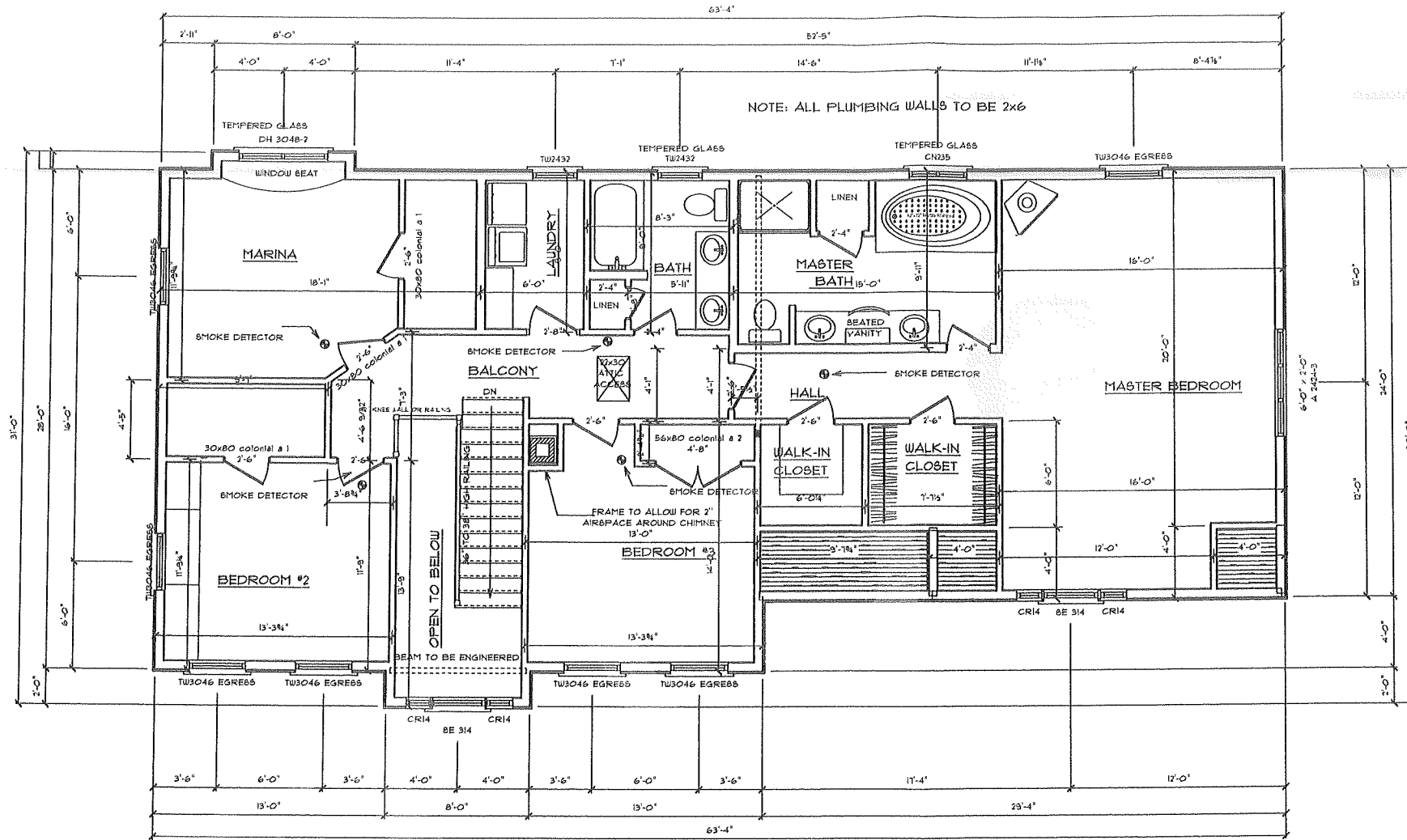
DATE: 11/4/2005
 SCALE: AS NOTED
 DRAWN:
 FILE:
 SHEET: ___ OF ___



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PROJECT NAME:
GALI
RESIDENCE

DATE: 1/4/2008
SCALE: AS NOTED
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SHEET: — CF —



NOTE: ALL PLUMBING WALLS TO BE 2x6

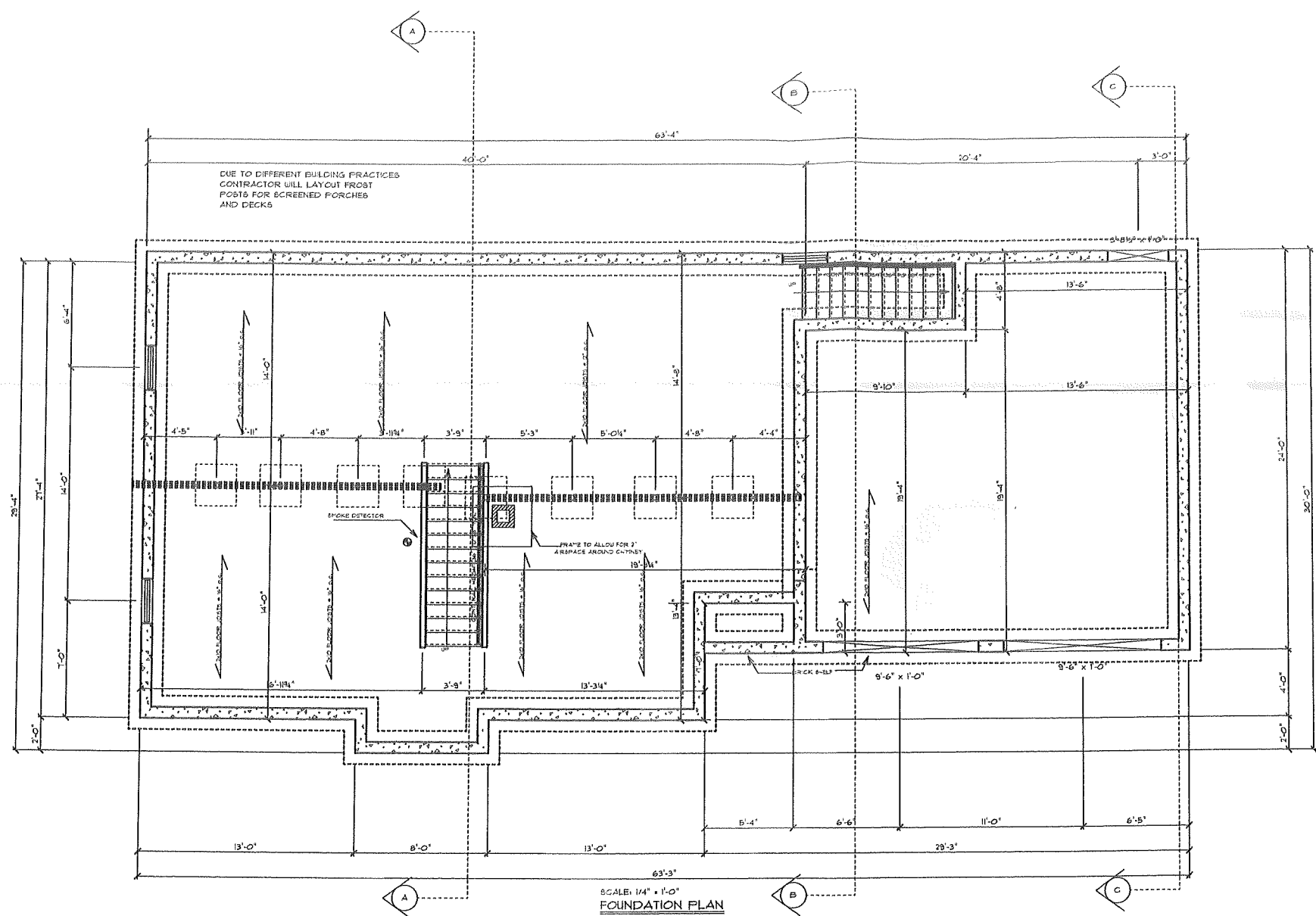
NOTE: ALL WINDOWS
U-FACTOR = .31

SCALE: 1/4" = 1'-0"
2ND FLOOR PLAN
6q. Ft. 1591

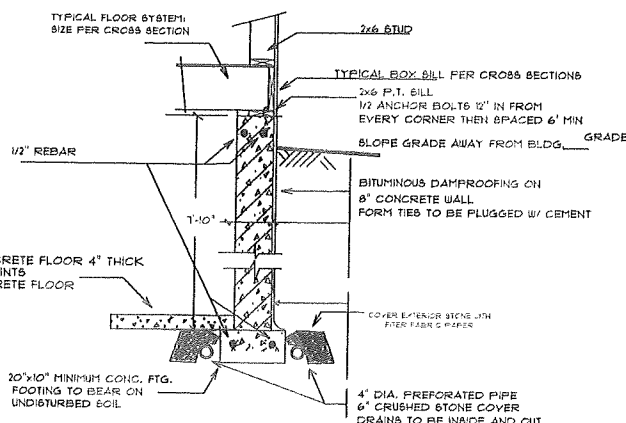
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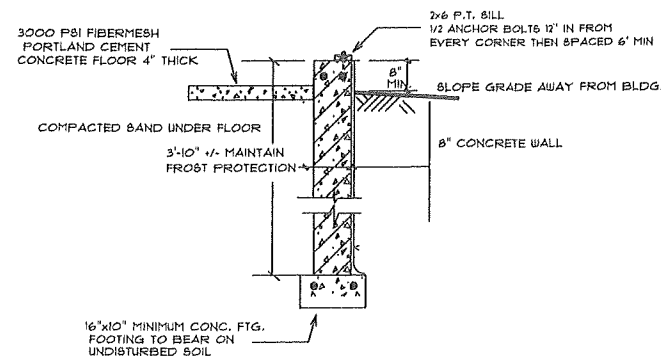
DATE: 1/4/2005
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FILE:
SHEET: ___ OF ___



SCALE: 1/4" = 1'-0"
FOUNDATION PLAN



TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE



TYPICAL FROSTWALL SECTION - GARAGE

FOUNDATION NOTES:

1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
2. BASEMENT WINDOW LOCATIONS & AND ROUGH OPNGS. SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
3. ALL ANCHOR BOLTS SHALL BE 1/2"x1'-0" HOOKED OR EQUIVALENT. 4'-0" MAX. OC. & 1'-0" MIN. FROM ALL CORNERS.
4. ALL LALLY COLLARS, FOOTING WALLS & BEAMS SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. (IE. BULKHEAD ETC.) OR PRODUCT DIMENSIONS OR SPECS. ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
8. CONTRACTOR SHALL ADJUST WALL AND FOOTINGS SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
9. (DO NOT) BACKFILL MORE THAN 3'-0" BEFORE 1ST FLR. FRAMING JOIST & SUBFLOOR IS COMPLETE.
10. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPE SHALL BE WRAPPED IN FILTER FABRIC.
11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.

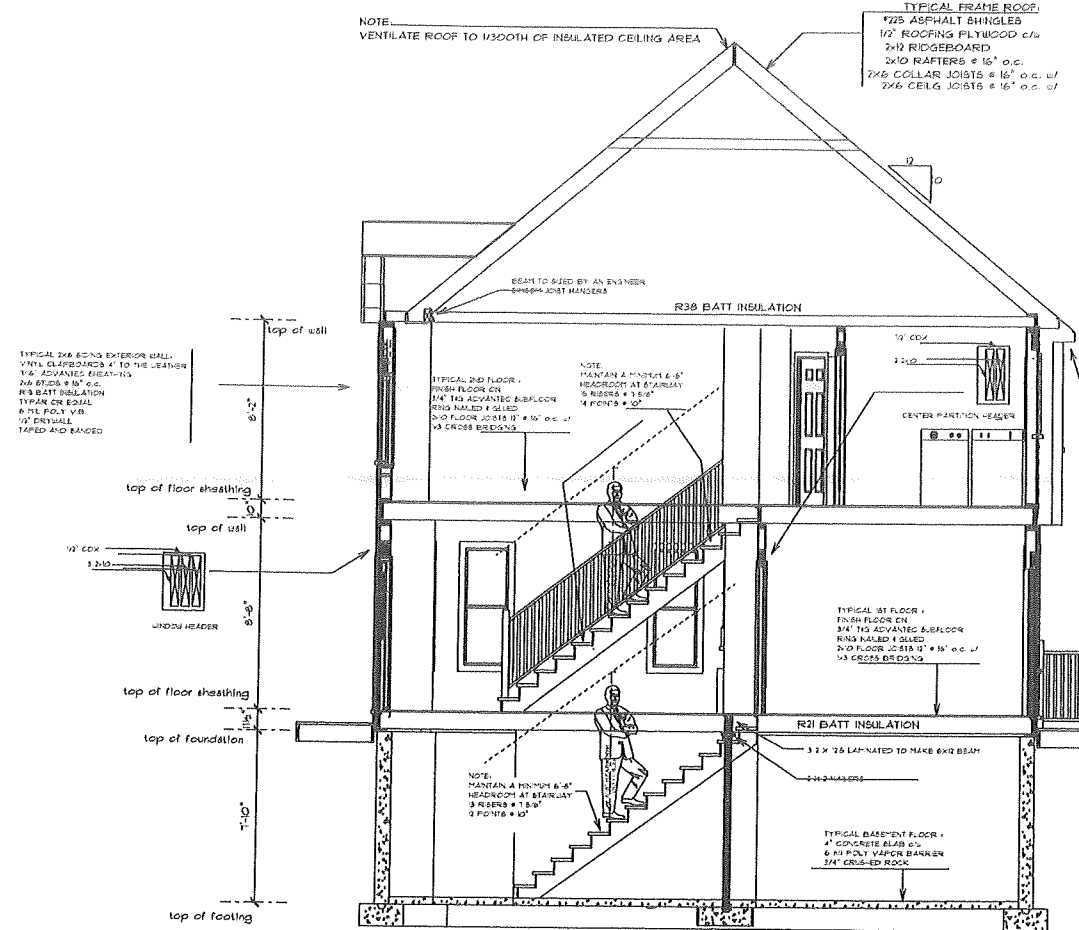
NOTE: ALL WINDOWS
U-FACTOR = .31

HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR

PROJECT NAME:
GALI
RESIDENCE

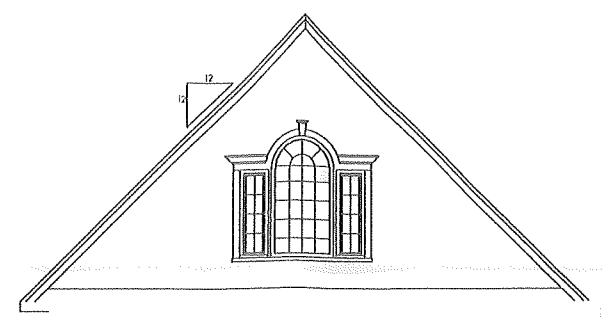
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DATE: 1/4/2009
SCALE: AS NOTED
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FILE:
SHEET: ___ OF ___

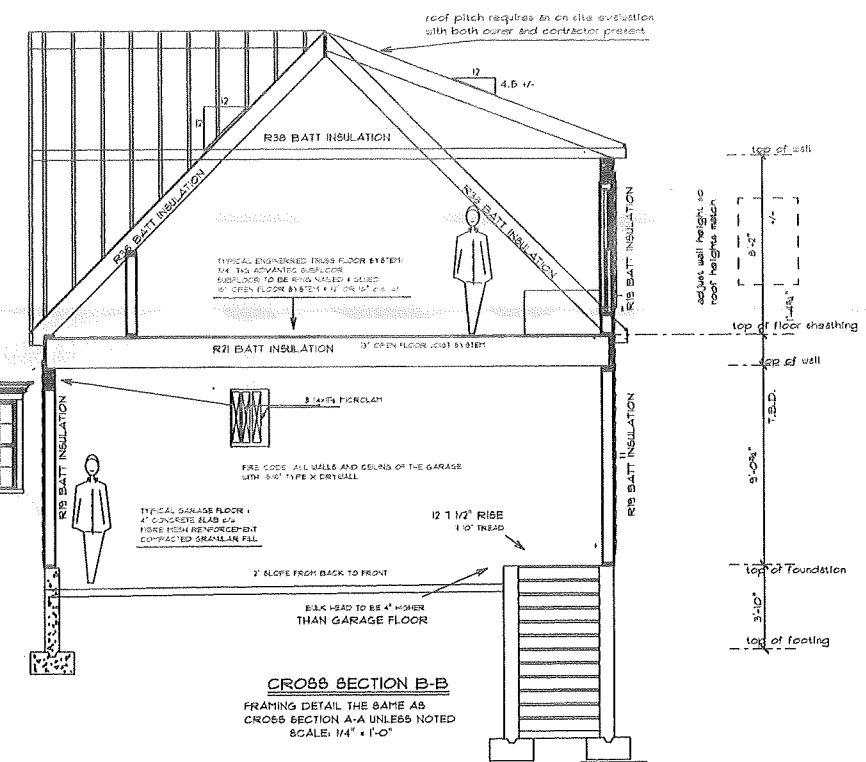


CROSS SECTION A-A
SCALE: 1/4" = 1'-0"

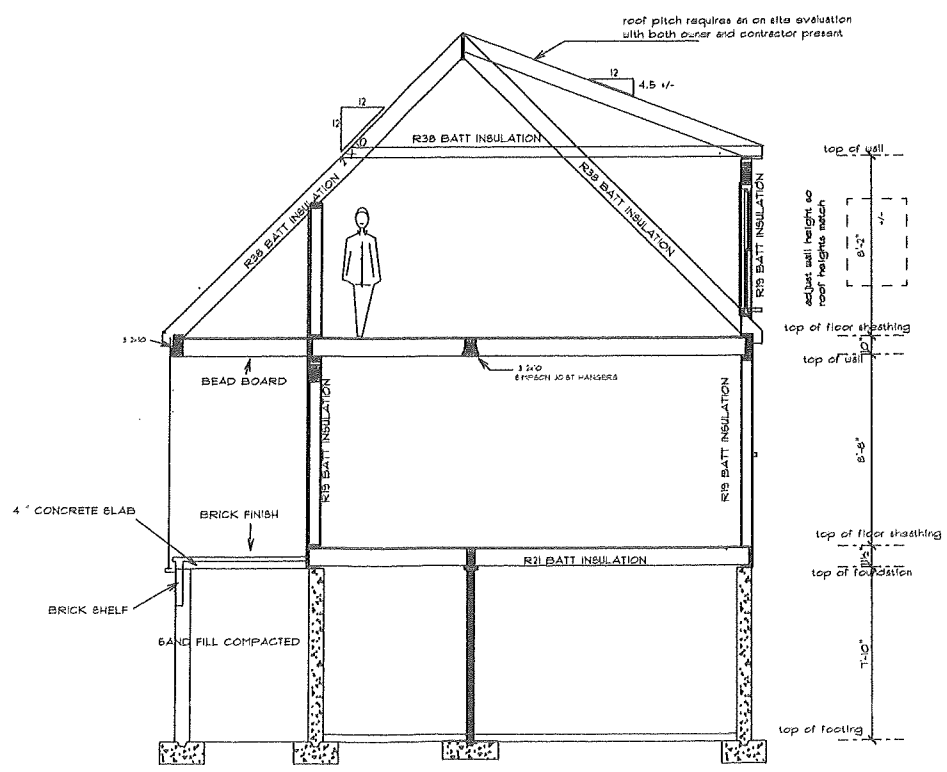
**NOTE: ALL WINDOWS
U-FACTOR = .31**



DORMER DETAIL



CROSS SECTION B-B
FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"

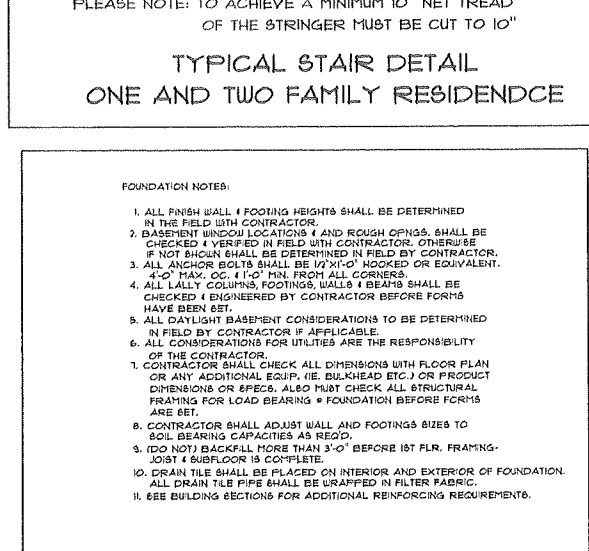
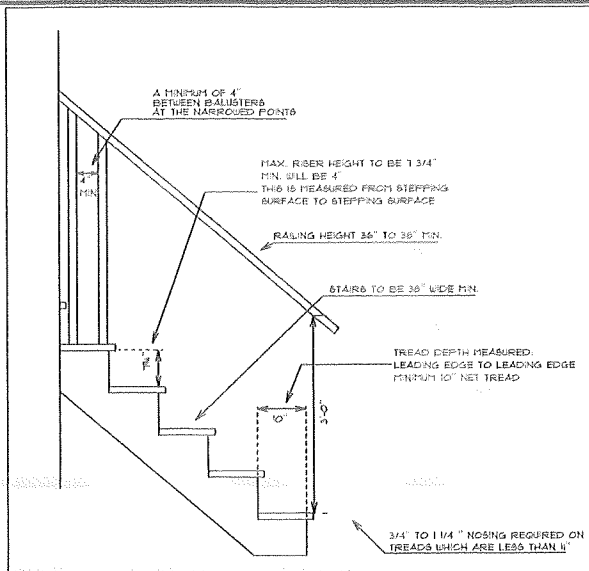
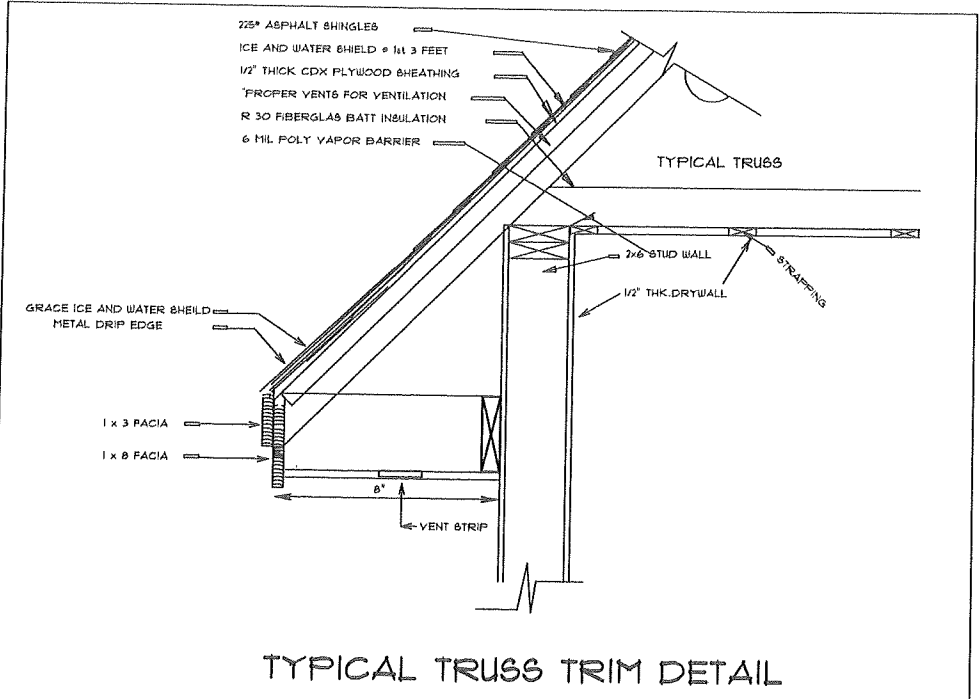
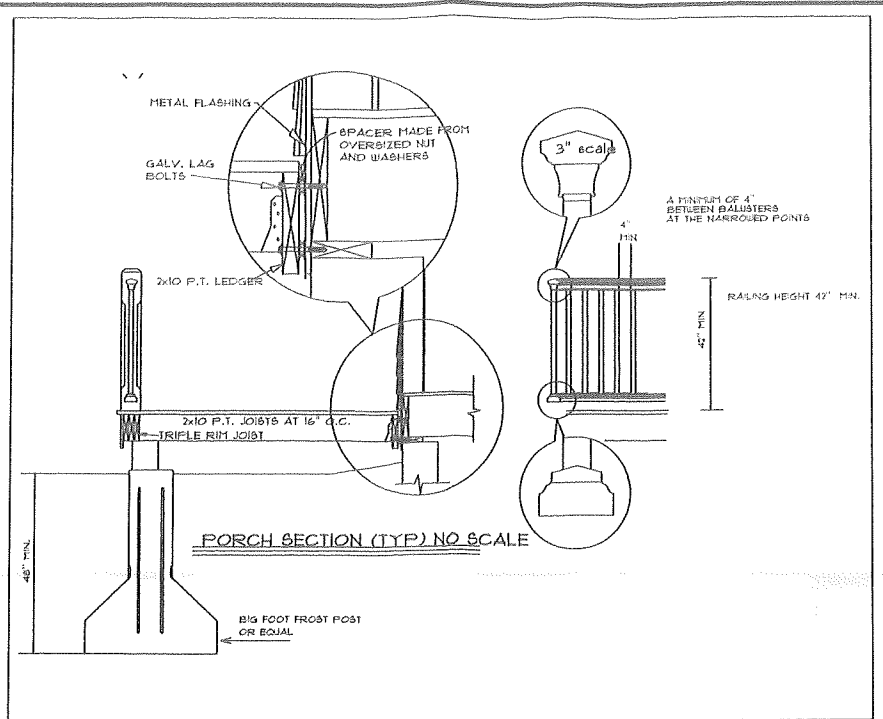


CROSS SECTION C-C
FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"

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PROJECT NAME:
**GALI
RESIDENCE**

DATE: 11/1/2005
SCALE: AS NOTED
DRAWN:
FILE:
SHEET: — OF —



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PROJECT NAME:
GALI
RESIDENCE

DATE: 1/4/2005
SCALE: AS NOTED
DRAWN:
P.L.E.
SHEET: ___ OF ___

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1308	Date Applied For: 10/16/2007	CBL: 389 G003001
-----------------------	---------------------------------	---------------------

Location of Construction: 186 CURTIS RD	Owner Name: GALLI ERNEST	Owner Address: 63 MORNING ST	Phone:
Business Name:	Contractor Name: Mike Skurka	Contractor Address: 13 Marston Street Falmouth	Phone (207) 650-6938
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - 2 story single Family Home w/ 2 car garage	Proposed Project Description: 2 story single Family Home w/ 2 car garage
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/07/2007
Note: 04/07/08. Received revised siteplan. Still meets required setbacks but the numbers have changed. **Ok to Issue:**

- 1) The front entry may not extend more than 6' from the building and the footprint of the entry may not be larger than fifty square feet.
- 2) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 12/12/2007
Note: **Ok to Issue:**

- 1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 2) Maintain proper setback(s) from property lines/buildings and proper clearances from verticle openings when direct venting.
- 3) Fastener schedule per the IRC 2003
- 4) The attic scuttle opening must be 22" x 30".
- 5) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 6) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 7) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 8) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 9) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 10) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 04/07/2008
Note: **Ok to Issue:**

- 1) There are wetlands on the property, therefore the limits of development must be staked prior to soil disturbance, and approved by the Development Review Coordinator.
- 2) The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "undisturbed/no-cut zone". All conditions listed in the approved subdivision plan, as they relate to this lot, shall be followed.

Location of Construction: 186 CURTIS RD	Owner Name: GALLI ERNEST	Owner Address: 63 MORNING ST	Phone:
Business Name:	Contractor Name: Mike Skurka	Contractor Address: 13 Marston Street Falmouth	Phone (207) 650-6938
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 3) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822.The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 7) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 8) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 9) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

11/1/2007-amachado: Left message for Ernie Galli. Building plans show the house on the right and the garage on the left, but the site plan shows the house on the left and the garage on the right. Also, what is the actual size of your lot? The deed and the assessors shows your lot as going all the way to Hope Ave and 69900 sf in size. The site plan by Pinkham & Greer shows your property as ending at the 30' wide drainage easement and being 26681 sf in size.

11/7/2007-amachado: Ernie Galli brought in revised building plans.

12/12/2007-csh: Waiting for DRC sign off CSH

4/7/2008-amachado: Received revised siteplan. The revised plan shows the rear deck as 8' in from the left rear corner of the house. The building plans show it flush with the left rear side. The applicant must indicate which it is and intial the correct representation.

From: Walter Swift <wlsswift@sover.net>
To: <csh@portlandmaine.gov>
Date: 4/10/2008 9:41:45 AM
Subject: Fwd: CI Septic status

Chris: Good to talk to you this morning. I am copying this forwarded message to several folks so they are somewhat aware of what is happening - haven't yet had the chance to talk to them. For the benefit of those on the copy list - I received an email yesterday from Andrew Gobeil with Sweet Associates advising that permit for the septic system wasn't acceptable - it has been revoked. More documentation is needed to clarify the piping easements and physical layout of the system including piping to the leach field. Andrew Gobeil (replacing Alan Burnell) has agreed to make the necessary changes to the application and resubmit it. He advised me to talk to Chris Hanson (Code Enforcement Officer) in Portland. I called Chris this morning to get clarification on the matter.

A brief summary of our conversation (Chris - correct me if I am wrong).

The permit for the leach field has been revoked. The City and the State require legal easements for pipes crossing properties to access the leach field. This will require better dimensioned drawings and some documentation, perhaps property title work. WLS will pursue this pronto with some local attorney. Chris will talk to the State to see whether construction/excavation can proceed on the basis of the existing "handshake" agreement between property owners on the condition that WLS actively expedite the property easements.

What we did not discuss was that Andrew Gobeil will make a site visit to modify/upgrade the application drawings to show pipe, tank and building locations that support the renewed application.

The forwarded message below (July 16, 2007) outlines the handshake between property owners. It is not complete nor comprehensive, but does show that we plan to share on a "per house" basis (as opposed to a "per bedroom"). The long term maintenance of the combined system is not discussed, but he have agreed in principle to share leachfield/treatment system costs but individually be responsible for septic tank/piping costs. Separate emails with the same information were sent to the other property owners at the same time.

Begin forwarded message:

> From: Walter Swift <wlsswift@sover.net>
> Date: July 16, 2007 11:22:21 AM EDT
> To: Gordon Griffin <shavesg@netzero.net>, "grifclif@netzero.net
> Griffin" <grifclif@netzero.net>
> Subject: CI Septic status
>
> Hi James and Gordon:
>
> Here' s the present status of our group plan for the septic system.
>
> 1) We have decided on the Aeration Systems treatment plant to be
> located where the old well is at the corner of Gordon's and our

- > property. Two plastic tanks containing the aeration/primary
- > cleaning system will be installed here underground. The controls
- > are tentatively planned for Madelyn's shed.
- >
- > 2) a 19' x 58' leach field will be excavated into our back yard
- > roughly as shown in the application for septic system that was
- > submitted to the city (please advise if you don't have a copy of
- > this sketch - I'll get one to you).
- >
- > 3) participants are yourselves, Michael Beaudoin, Madelyn, and Kathy
- > and me. Each house will share equally in the cost of the
- > installation of the septic treatment plant, the leach field and the
- > controls.
- >
- > 4) The treatment plant hardware and controls will cost \$14,490
- > (which is \$2,892 for each house). Costs of excavation, fill, pipes,
- > etc. for the tanks and leachfield, and re-landscaping for the
- > leachfield are as yet unknown - I need a quote from Crowley/Howard
- > for these.
- >
- > 5) Different houses will have different needs for changes to their
- > septic tanks (I need a new one at a new location). Costs of any
- > such changes including the cost of piping from their septic tanks to
- > the common treatment tanks will be individually assessed.
- >
- > 6) Alan Burnell visited the site yesterday and is confident that the
- > treatment tanks can go at the well location. He's asked Bob Howard
- > to dig a test hole to assure adequate earth (not ledge). As soon as
- > I get confirmation that the tanks will fit there, I will sign the
- > contract to purchase the treatment system. I do not know what their
- > terms are for payment or delivery, but I will handle the payments to
- > Aeration Systems as they are required and send you itemized
- > statements and requests for your payment as I need them.
- >
- > 7) Alan has advised that no further permitting is required by any of
- > us. A minor modification to the original septic permits is needed,
- > but he will handle all that for us.
- >
- > 8) The timing of installation will depend on completion of the barge
- > landing (mid July?). The plan I think is to wait until then, order
- > the necessary equipment, do the treatment system and leach field
- > installation, then hook up the individual houses - probably all in
- > the fall time frame. Right now I do not see any need for payments
- > until late August.
- >
- > So - I am waiting for a test hole from Bob Howard and confirmation
- > that the treatment plant can go where planned, a quote or estimate
- > for all the labor and materials for installation (from Bob - but I
- > have not yet asked this of him), and completion of the barge landing.
- >
- > Let me know whether you have any questions. We hope to be back out
- > on the island in 2 weeks.
- >
- > Walt
- >
- > Walter Swift

603.795.2908

> 63 Pinnacle Rd. 603.359.1441 (cell)
> Lyme, NH 03768 wlsswift@sover.net
>
>
>

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CC: Andrew Gobeil <agsweet@maine.rr.com>, Bob Howard <bob@cliffisland.com>, Madelyn Cushing <madifishbone@hotmail.com>, James Griffin <grifclif@verizon.net>, Gordon Griffin <shavesg@netzero.net>, Michael Beaudoin <mbeaudoin@une.edu>