

# FLOOD HAZARD DEVELOPMENT APPLICATION

Portland, Maine

(All applicants must complete entire application)  
[60.3(e)]

SCANNED

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Maine Yacht Center LLC

Address: 100 Kensington St  
Portland, ME 04103

Phone No.: (207) 842-9000

Applicant: Brian A. Harris

Address: See Above

Phone No.: \_\_\_\_\_

Contractor: Prock Marine

Address: 67 Front St

Phone No.: (207) 594-9565

Rockland ME  
04841

## LEGAL DESCRIPTION

Is this part of a subdivision?  Yes  No If yes, give the name of the subdivision and lot number:

Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_

Tax Map: 429-G-001 E Lot #: \_\_\_\_\_

Address: 430-B-017 65 Kensington St

Street/Road Name

Zip Code: Portland, ME 04103

Town/Zip Code

General explanation of proposed development: Construction of pile supported,  
concrete decked Travel Lift piers

Estimated Value of Proposed Development: \$ 91,170.00

Proposed Lowest Floor elevation [for new or substantially improved structure]: N/A

## OTHER PERMITS

Are other permits required from State or Federal jurisdictions?  Yes  No  
If yes, are these other permits attached? to permit  Yes  No  Not Applicable

Federal and State Permits may include but are not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

## SEWER AND WATER

Sewage Disposal:  Public  Private  
 Existing  Proposed  Not Applicable Type \_\_\_\_\_  
Water Supply:  Public  Private B-9

(This section to be completed by Municipal Official)

LOCATION

Flooding Source (name of river, pond, ocean, etc.): Ocean

- V1-30 Zone
- VE Zone
- AE Zone
- A1-30 Zone
- A Zone
- AO Zone
- AH Zone
- FRINGE
- FLOODWAY (1/2 width of floodplain in A Zone)

Base Flood Elevation (bfe) at the site \_\_\_\_\_ NGVD [Required for New Construction or Substantial Improvement]

Lowest floor elevation of proposed or existing structure N/A NGVD [Required for New Construction or Substantial Improvement]

If proposed development is in an AE or A1-30 Zone and cross-section data is available in the Flood Insurance Study, please note the nearest cross-section reference letter and elevation of base flood at nearest cross-section above and below the site.

Cross-Section Letter	Base Flood Elevation
Above Site _____	Above Site _____
Below Site _____	Below Site _____

Basis of unnumbered A Zone bfe determination:

- From a Federal Agency:  USGS  USDA/NRCS  USACE  Other \_\_\_\_\_
- From a State Agency:  MDOT  Other \_\_\_\_\_
- Established by Professional Land Surveyor
- Established by Professional Engineer  HEC/RAS  HEC-II  HY-7  TR20  TR55  Quick-2  Other \_\_\_\_\_
- Highest Known Water Level
- Other (Explain) \_\_\_\_\_

VALUE

If the development involves work on an existing structure, enter the Market Value of existing structure before improvements:

\$ 1,676,890

- New Construction or Substantial Improvement
- Minor improvement or minor addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left of the type(s) of development requested and complete information for each applicable line:

- |                                                                                                                            |                                      |                       |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------|
| <input type="checkbox"/> 1. Residential Structure                                                                          | Dimensions _____                     | Cubic Yards _____     |
| <input type="checkbox"/> 1a. New Structure                                                                                 | _____                                | _____                 |
| <input type="checkbox"/> 1b. Add to Structure                                                                              | _____                                | _____                 |
| <input type="checkbox"/> 1c. Renovations/repairs/maintenance                                                               | _____                                | _____                 |
| <input type="checkbox"/> 2. Non-Residential Structure                                                                      |                                      |                       |
| <input type="checkbox"/> 2a. New Structure                                                                                 | _____                                | _____                 |
| <input type="checkbox"/> 2b. Add to Structure                                                                              | _____                                | _____                 |
| <input type="checkbox"/> 2c. Renovations/repairs/maintenance                                                               | _____                                | _____                 |
| <input type="checkbox"/> 2d. Floodproofing                                                                                 | _____                                | _____                 |
| <input type="checkbox"/> 3. Accessory Structure                                                                            | _____                                | _____                 |
| <input type="checkbox"/> 4. Functionally Dependent Use:                                                                    |                                      |                       |
| <input type="checkbox"/> 4a. Dock                                                                                          | _____                                | _____                 |
| <input type="checkbox"/> 4b. Pier                                                                                          | _____                                | _____                 |
| <input type="checkbox"/> 4c. Boat Ramp                                                                                     | _____                                | _____                 |
| <input checked="" type="checkbox"/> 4d. Other                                                                              | <u>travel lift for existing pier</u> | _____                 |
| <input type="checkbox"/> 5. Paving                                                                                         | _____                                | _____                 |
| <input type="checkbox"/> 6. Conditional Use (Lobster/Fish Shed seaward of mean high tide)                                  | _____                                | _____                 |
| <input type="checkbox"/> 7. Filling <sup>3</sup>                                                                           | _____                                | _____                 |
| <input type="checkbox"/> 8. Dredging                                                                                       | _____                                | _____                 |
| <input type="checkbox"/> 9. Excavation                                                                                     | _____                                | _____                 |
| <input type="checkbox"/> 10. Levee                                                                                         | _____                                | _____                 |
| <input type="checkbox"/> 11. Drilling                                                                                      | _____                                | _____                 |
| <input type="checkbox"/> 12. Mining                                                                                        | _____                                | Number of Acres _____ |
| <input type="checkbox"/> 13. Dam: Water surface to be created                                                              | _____                                | _____                 |
| <input type="checkbox"/> 14. Water Course Alteration                                                                       | _____                                | _____                 |
| <b>Note: Detailed description must be attached with copies of all applicable notifications, state and federal permits.</b> |                                      |                       |
| <input type="checkbox"/> 15. Storage of equipment or materials                                                             | _____                                | _____                 |
| <input type="checkbox"/> 16. Sewage Disposal System                                                                        | _____                                | _____                 |
| <input type="checkbox"/> 17. Water Supply System                                                                           | _____                                | _____                 |
| <input type="checkbox"/> 18. Other: Explain                                                                                | _____                                | _____                 |

Note: Conditional Use requires add'l. information due to specific standards, public hearing, and Planning Board review.

<sup>3</sup> Certain prohibitions apply in Velocity Zone

Attach a Site Plan – Drawn to scale with north arrow.

- Show property boundaries, floodway, and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

Attach Statement – describing in detail how each applicable development standard in Article VI will be met.

For New Construction or Substantial Improvement also show:

- Existing and proposed grade elevations adjacent to the walls of the structure done by a Professional land Surveyor, Architect, or Engineer.
- Location and elevation of temporary elevation reference marks on the site.

**Special Note:**

**Substantial Improvement** is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIV, for more complete definitions of New Construction and Substantial Improvement.

**Structures in Velocity Zones** are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article VI.L.3. of the floodplain management ordinance.

The applicant understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or sue any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view; and,
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this application are a true description of the existing property and the proposed development project.

\*Owner: \_\_\_\_\_ Date: \_\_\_\_\_

or  
Authorized Agent: Brian A. Harris Signature Date: 6/25/09

BRIAN A. HARRIS G.M. Signature

(This section to be completed by Municipal Official)

Date Submitted 6/22/09 Fee Paid  ; Reviewed by CEO  ; Reviewed by Planning Board \_\_\_\_\_

Permit # 09-0657 Issued by M. Schmuckel Date 6/29/09

# FLOOD HAZARD DEVELOPMENT PERMIT

## For Minor Development

PORTLAND, Maine

(Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development in the floodfringe outside of the floodway. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage.

Tax Map: 429 - G<sup>2</sup> - 001 Lot #: \_\_\_\_\_  
430 - B - 017

65 Kensington Street  
MAINE YACHT CENTER

### The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
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\* Owner \_\_\_\_\_ Date \_\_\_\_\_  
signature

or  
Authorized Agent Brian A. Harris Date 6/25/09  
signature  
BRIAN A. HARRIS G.M.

Issued by M. Schmuckel Date 6/29/09

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