

Inspection Services  
Michael J. Nugent  
Manager

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



## CITY OF PORTLAND

July 7, 2000

Cheryl F. Juniewicz  
38 Bismark St. Portland  
ME 04103

Re: 38 Bismark St.  
(433 H003)

Dear Ms. Juniewicz:

This letter confirms that the Portland Planning Authority has reviewed and approved a shore stabilization plan for your property at 38 Bismark Street (revised site plan dated 6/30/98).

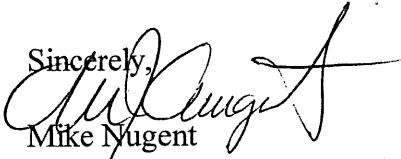
The approval covers site plan review and shoreland regulation review.

The Original approval occurred on 6/24/98. The project did not occur within the required time limitation and you have reapplied and paid the balance of the application fee.

On 7/6/00, Steve Bushey, DRC, reviewed the Site with your representative and has indicated his concurrence with the original approval.

Based on that, this office reaffirms your approval. Please find attached a copy of the original approval. All conditions remain in effect. This approval expires pursuant to condition 1 of the original approval.

Sincerely,

  
Mike Nugent  
Manager of Inspection Services

**SCANNED**

**Site Review Pre-Application**  
**Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling**  
**or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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

<p><u>Cheryl Juniewicz</u>          Applicant  <u>38 BISMARCK Street</u>          Applicant's Mailing Address  <u>N/A PLD ME 04103</u>          Consultant/Agent  <u>207-773-8876 Fax 207-774-1116</u>          Applicant/Agent Daytime telephone and FAX</p>	<p align="right"><u>JUNE 2 98</u>          Application Date  <u>Removal of Debris &amp; Replace w/ Rip Rap</u>          Project Name/Description  <u>38 BISMARCK Street</u>          Address Of Proposed Site  <u>433-H-003</u>          Assessor's Reference, Chart#, Block, Lot#</p>	
<p>Proposed Development (Check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail  <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other(Specify) <u>Cleaning out of debris and replack w/rip-rap (under 500 sq)</u></p>		
<p><u>N/A</u>          Proposed Building Square Footage and /or # of Units</p>	<p><u>14,300</u>          Acreage of Site</p>	<p><u>R-5 Shore</u>          Zoning</p>

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>Cheryl Juniewicz</u>	Date: <u>June 2, 98</u>
---	-------------------------

Site Review Fee: \$300.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

**Site Review Pre-Application**  
**Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling**  
**or Commercial Structures and Additions Thereto**

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Cheryl Jurjewicz

July 5-2000

Applicant  
38 Bismark Street

Application Date

Removal of Debris  
Replacing w/ Curb Fall + Riprap  
 Project Name/Description

Applicant's Mailing Address  
Portland, Me 04103

38 Bismark Street Portland  
Me.  
 Address Of Proposed Site

Consultant/Agent

433-A-003

Applicant/Agent Daytime telephone and FAX

Assessor's Reference, Chart#, Block, Lot#

Proposed Development (Check all that apply)  New Building  Building Addition  Change of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Other(Specify) Cleaning out debris + replacing w/ riprap

N/A  
 Proposed Building Square Footage and /or # of Units

14,300  
 Acreage of Site

R-5  
 Zoning

You must Include the following with you application:

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  - 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist. 2 extra Site Plans
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Signature of applicant: <u>Cheryl Jurjewicz</u>	Date: <u>July 5-2000</u>
---	--------------------------

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

BOARD OF HARBOR COMMISSIONERS  
HARBOR OF PORTLAND

PERMIT

COPY

TO BE POSTED IN A CONSPICUOUS PLACE AT THE CONSTRUCTION SITE

To..... Cheryl F. Juniewicz  
..... 38 Bismark Street, Portland, ME 04103

The undersigned, Board of Harbor Commissioners for the Harbor of Portland, having carefully considered your application, dated the 19th day of March 1997, for a permit authorizing the removal of debris, filling the area in with large stone rip-rap, and building a floating dock over an existing pier base at 38 Bismark Street, Portland

and having given public notice of pendency of this application as required by law, and therein designated Thursday, the 10th day of July 1997, 5 o'clock in the afternoon prevailing time, as the time when they would meet at Portland City Council Chambers and examine this issue, and hear all parties interested: and having met at the time and place mentioned and examined the location of this proposed removal of debris and construction of floating dock and heard all parties interested, issue to you this permit authorizing you to proceed under all applicable local and federal regulations hereinafter stated and to maintain the same within the limits mentioned, namely: none

In addition, the construction project described above must be surrounded by a containment boom unless the Board of Harbor Commissioners for the Harbor of Portland has waived this requirement in writing either as part of the above-listed conditions or in a separate statement.

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

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

Nothing in this permit shall be construed to justify or authorize any invasion to the private rights of others. Moreover, nothing in this permit shall limit or modify the authority of the Board of Harbor Commissioners for the Harbor of Portland within their applicable statute. Attested copies will be submitted to the U.S. Army Corps of Engineers, the Department of Environmental Protection, the City of Portland and the City of South Portland.

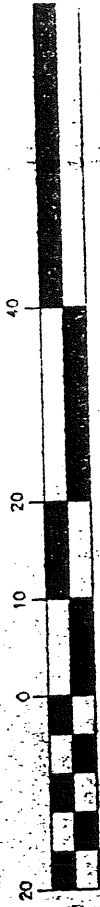
The work authorized by this permit is to be completed on or before the 10th day of July 1998.  
In Witness Whereof the members of the Board of Harbor Commissioners for the Harbor of Portland have hereunto set their hands and affixed their corporate seal on this 10th day of July 1997.

*[Handwritten signatures]*

Board of Harbor Commissioners for the Harbor of Portland

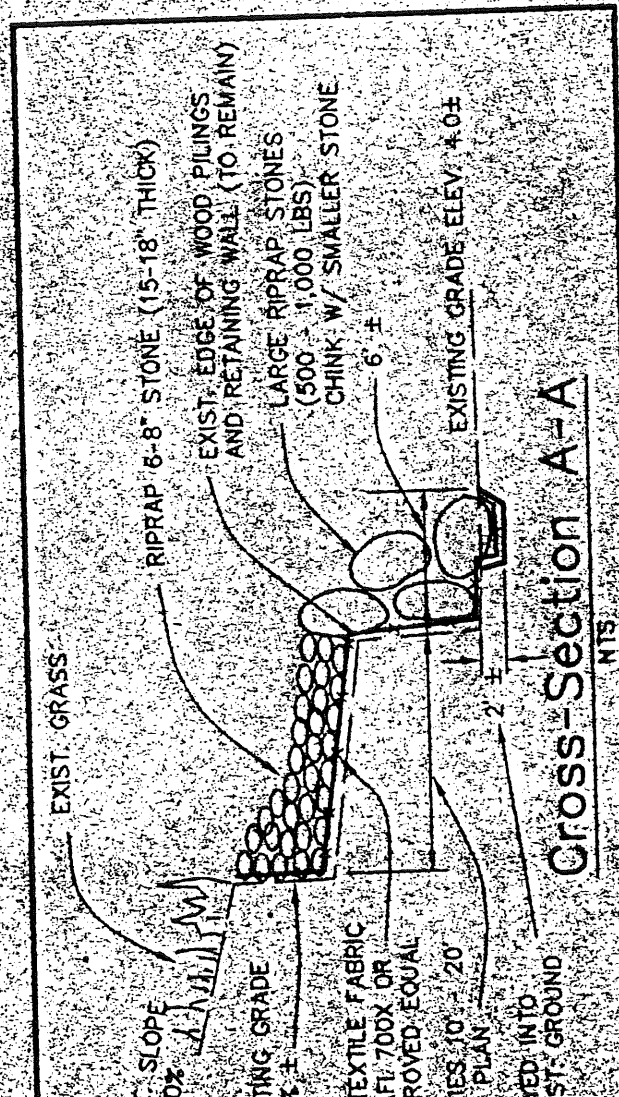


# GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft.



1. OWNER:  
CHERYL JUNIEWICZ  
38 BISMARCK STREET, PORTLAND, MAINE 04103
2. SURVEYOR:  
ROBERT C. LIBBY JR., PLS #2190  
BH2M  
28 STATE STREET, GORHAM, MAINE 04038
3. ENGINEER:  
LESTER S. BERRY, PE #3341  
BH2M  
28 STATE STREET, GORHAM, MAINE 04038
4. PROPOSED PROJECT:  
PLACEMENT OF RIP RAP ALONG TOE OF VEGETATED SLOPE.  
ALL RIP RAP WILL BE PLACED USING EQUIPMENT ON UPLAND  
AREAS (SEE CROSS SECTION).
5. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE  
WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE "MAINE EROSION  
AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT  
PRACTICES" CUMBERLAND COUNTY S.W.C.D. DEPARTMENT OF ENVIRONMENTAL  
PROTECTION DATED MARCH 1991.
6. DATUM IS CITY OF PORTLAND, TOP OF BOLT IN GRANITE MONUMENT FOUND  
NORTHERLY OF THE NORTHERLY SIDELINE OF WENTWORTH STREET, ELEV. 15.535
7. PLAN REFERENCE:  
OCEAN VIEW PARK, EAST DEERING, MAINE OWNED BY J.W. WILBUR  
DATED AUG. 3, 1898 AS RECORDED IN THE CUMBERLAND COUNTY  
REGISTRY OF DEEDS PLAN BOOK 8, PAGE 133.
8. ALL DISTURBED AREAS NOT BEING RIP RAPPED SHALL BE LOAMED AND SEEDED  
AT THE COMPLETION OF THIS PROJECT.
9. THERE SHALL BE NO CUTTING OF EXISTING TREES WITHIN 75 FT. OF WATER BOD  
PER S.S. 14-449(3) OF THE CITY OF PORTLAND SHORELAND REGULATIONS.

I CERTIFY THAT THIS SURVEY CONFC  
TO THE MAINE BOARD OF REGISTRA  
FOR LAND SURVEYORS STANDARD  
BOUNDARY SURVEY CATEGORY I,  
CONDITION I, WITH THE FOLLOWING  
EXCEPTIONS:

Presumpscot River

RIPRAP  
(6" - 8")

FACE WITH LARGE  
RIPRAP STONES  
(SEE CROSS SECTION)

EXIST EDGE OF  
WOOD / RETAINING WALL  
AND OLD PILING

S64°38'15"W

To Low Water

Exist.  
Shed

Gross  
Slope

Exist.  
Barn

Exist.  
Deck

Exist Driveway

120' ±

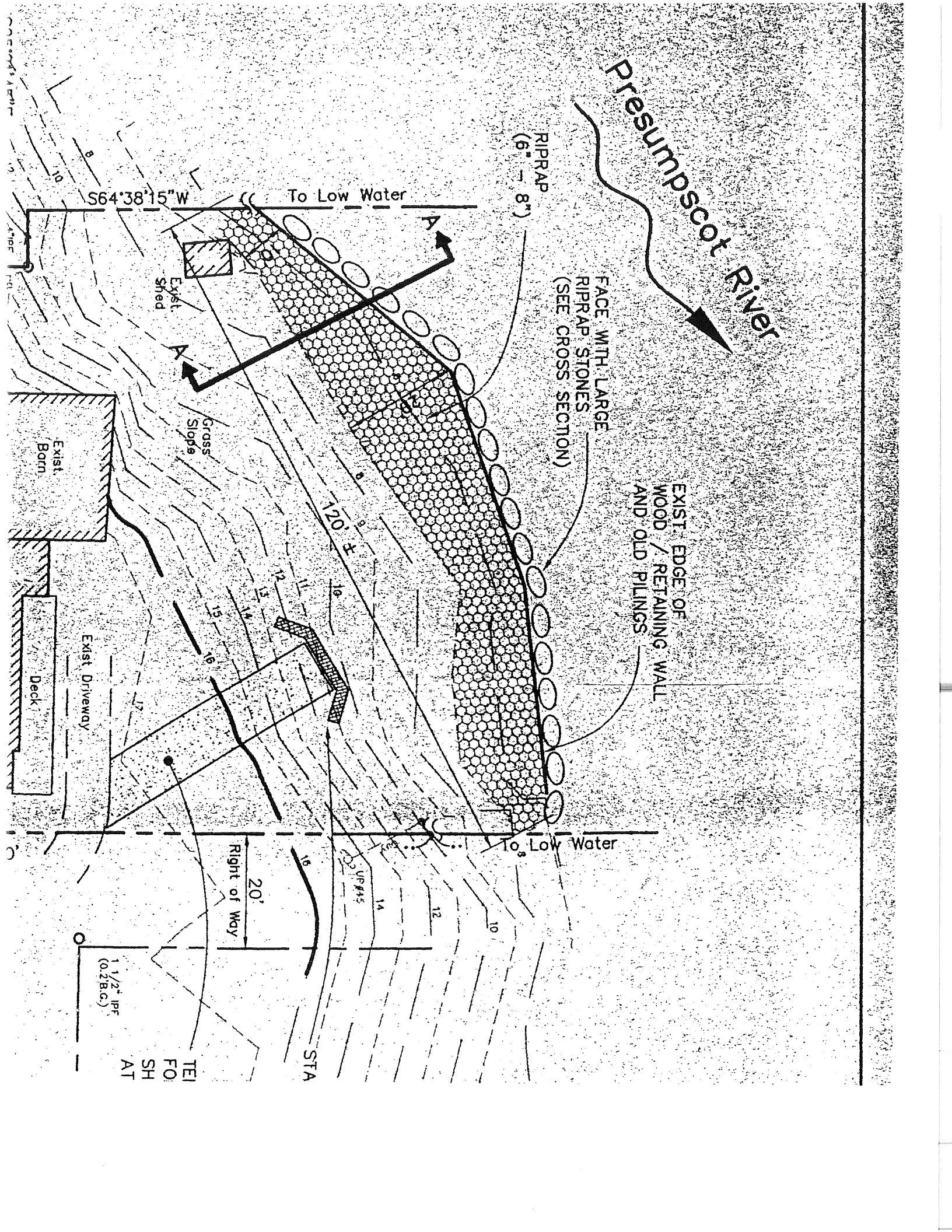
To Low Water

Right of Way  
20'

1 1/2" IPF  
(0.2B.C.)

TEI  
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SH  
AT

STA



DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)  
**PERMIT BY RULE NOTIFICATION FORM**  
 (For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY (3 COPIES, PLEASE BEAR DOWN)

Name of Applicant: Cheryl Junioricz		Name of Owner: Cheryl Junioricz	
Mailing Address: 35 Bismark St		Town/City: Portland Maine	
State: Me	Zip Code: 04103	Daytime Telephone No: 207 871 2839 (Include area code)	
Name of Wetland, Water Body or Stream: Prescumscot River			
Detailed Directions to Site: Rt. 1 left onto Oregon St. to end Tan Farmhouse @ corner of Oregon + Bismark			
Town/City: Portland	Map #: 433	Lot #: 3	County: Cumberland
Description of Project: (see original PBR attached)			
Part of a larger project?		Yes	X No

(CHECK ONE) This project: does  does not  involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Regulation, Chapter 305. I have a copy of PBR Sections checked below. I have read and will comply with all of the standards.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Sec. (2) Soil Disturbance                     | <input checked="" type="checkbox"/> Sec. (8) Shoreline stabilization              | <input type="checkbox"/> Sec. (14) Piers, Wharves & Pilings   |
| <input type="checkbox"/> Sec. (3) Intake Pipes                         | <input type="checkbox"/> Sec. (9) Utility Crossing                                | <input type="checkbox"/> Sec. (15) Public Boat Ramps          |
| <input checked="" type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (10) Stream Crossing                                | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) REPEALED                             | <input type="checkbox"/> Sec. (11) State Transportation Facilities                | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation      | <input checked="" type="checkbox"/> Sec. (12) Restoration of Natural Areas        | <input type="checkbox"/> Sec. (18) Maintenance Dredging       |
| <input type="checkbox"/> Sec. (7) Outfall Pipes                        | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement |   |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

I have attached all of the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach** a check for \$50 (non-refundable) made payable to: "Treasurer, State of Maine".
- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach** photographs showing existing site conditions (unless not required under standards).

Signature of Applicant: <i>Cheryl Junioricz</i>	Date: June 29, 2000
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**Keep the bottom copy as a record of permit.** Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

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

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

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

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

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	After Photos
PBR #	FR 450.00	6/29/00	ATD	Def. Date	





**Dennis "Chip" Martin**  
Director of Business Development

**COASTAL ENVIRONMENTAL**  
**CONSTRUCTION, DEMOLITION & ENGINEERING**

603 770 5095

Pager (207) 823-1152  
217 Brackett Street • Portland, ME 04101  
Ph. (207) 771-5523 • Fax (207) 871-1372



## CITY OF PORTLAND

June 24, 1998

Cheryl F. Juniewicz  
38 Bismark St.  
Portland ME 04103

Re: 38 Bismark St.

Dear Ms. Juniewicz:

This letter confirms that the Portland Planning Authority has reviewed and approved a shore stabilization plan for your property at 38 Bismark Street (revised site plan dated 6/30/98). The approval covers site plan review and shoreland regulation review.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

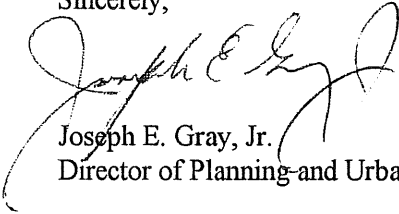
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor and the Planning Dept. development review coordinator to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
3. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

O:\PLAN\CORRESP\RICK\LETTERS\JUNIEW.LEC

4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Should you have any questions concerning this letter, please call Rick Knowland of the Planning Department, 871-8725.

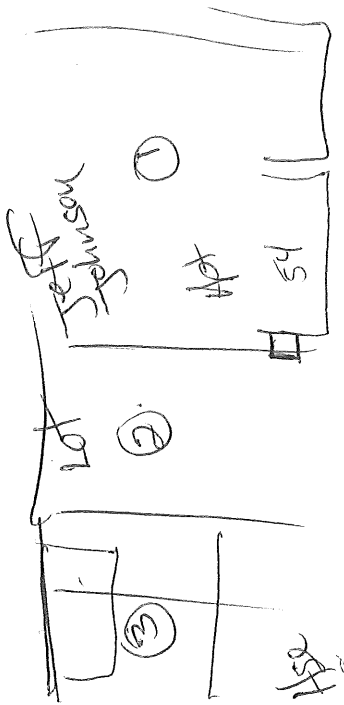
Sincerely,



Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner  
Richard Knowland, Senior Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Development Review Coordinator  
William Bray, Deputy Director/City Traffic Engineer  
Jeff Tarling, City Arborist  
Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Mary Gresik, Building Permit Secretary  
Kathleen Brown, Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File

9680628



COONAN

Countbell

Jim Johnson

DAN RUBINOFF

650-1657



## CITY OF PORTLAND

June 24, 1998

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Portland ME 04103

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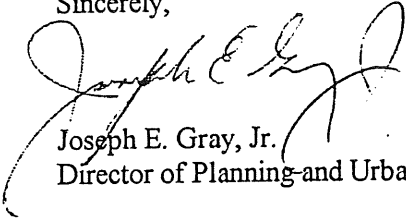
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Signature of applicant: <u>Cheryl Juniewicz</u>	Date: <u>June 2, 98</u>
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AT COMPLETION OF PROJECT

1 1/2" IPF  
(0.2'B.G.)

1" IPF  
(0.1'B.G.)

Exist. Driveway

Deck

Exist. House

AREA FLOOD  
ZONE V2  
OWN ON FEMA MAP  
PORTLAND

Area

172.00'

N68°21'34"E

Right of Way  
40'

1 1/2" IPF  
(0.2'B.G.)

1" IPF  
(Flush)

Oregon Street

Bismark Street

30'

Right of Way

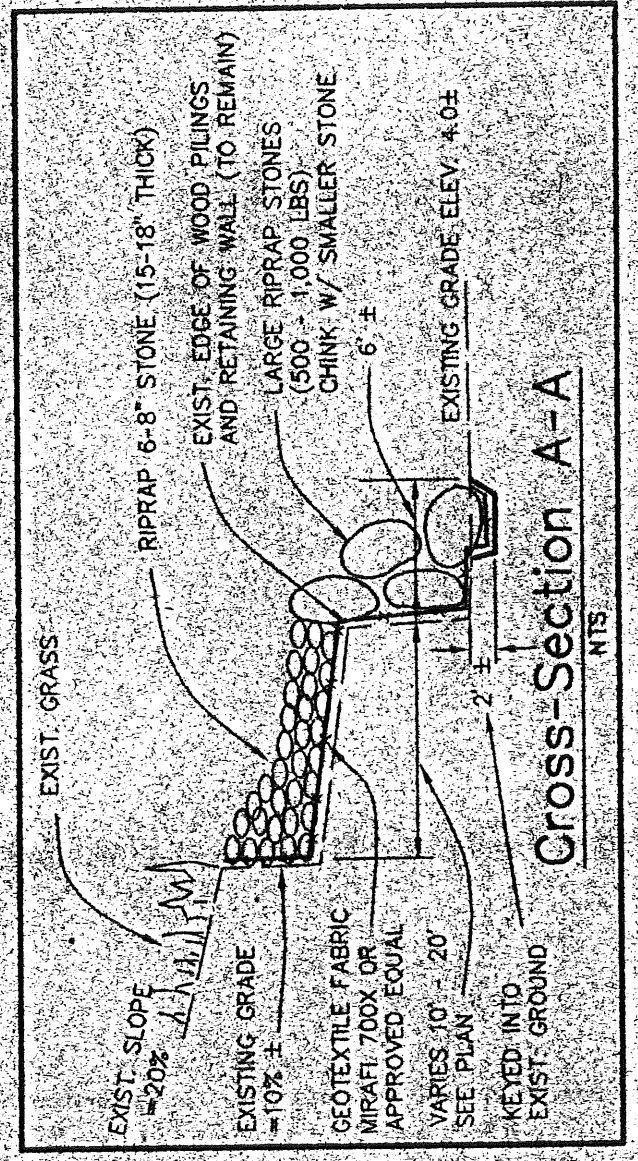
99.26'

Right of Way  
30'

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft







# Location Map

N.T.S.

NO.	
1	6
2	6

NOTES:  
 1. OWNER:  
 CHERYL JUNIEWICZ  
 38 BISMARCK STREET, PORTLAND, MAINE 04103

2. SURVEYOR:  
 ROBERT C. LIBBY, JR., PLS #2190  
 BH2M  
 28 STATE STREET, GORHAM, MAINE 04038

3. ENGINEER:  
 LESTER S. BERRY, PE #3341  
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8. ALL DISTURBED AREAS NOT BEING RIP RAPPED SHALL BE LOAMED AND SEEDED AT THE COMPLETION OF THIS PROJECT.

9. THERE SHALL BE NO CUTTING OF EXISTING TREES WITHIN 75 FT. OF WATER BODY PER S.S. 14-449(3) OF THE CITY OF PORTLAND SHORELAND REGULATIONS.

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARD BOUNDARY SURVEY CATEGORY 1, CONDITION 1, WITH THE FOLLOWING EXCEPTIONS:

- 1. NO WRITTEN REPORT

<p><b>Site Plan Riprap Project</b></p>	<p><b>Cheryl Juniewicz</b>          38 Bismark Street          Portland, Maine 04103</p>	<p>Berry * Huff * McDonald * Milligan Inc.          ENGINEERS * SURVEYORS * PLANNERS</p>													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DESIGNED</td> <td style="width: 50%;">DATE</td> </tr> <tr> <td>Dept. 1</td> <td>June 19</td> </tr> <tr> <td>DRAWN</td> <td>SCALE</td> </tr> <tr> <td>W. Whitten</td> <td>1" = 2'</td> </tr> <tr> <td>CHECKED</td> <td>JOB. 1</td> </tr> <tr> <td>B. Thompson</td> <td>98-09</td> </tr> </table>	DESIGNED	DATE	Dept. 1	June 19	DRAWN	SCALE	W. Whitten	1" = 2'	CHECKED	JOB. 1	B. Thompson	98-09			
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Presumpscot River

FACE WITH LARGE RIPRAP STONES (SEE CROSS SECTION)

EXIST EDGE OF WOOD / RETAINING WALL AND OLD PILING

RIPRAP (6" - 8")

To Low Water

To Low Water

Right of Way 20'

TE FO SH AT

1 1/2" IPF (0.2 B.C.)

172.00'

N65°21'34"E

Bismark Street

Right of Way 30'

1 1/2" IPF (0.2 B.C.)

100 YEAR FLOOD ELEV. 16, ZONE V2 AS SHOWN ON FEMA MAP CITY OF PORTLAND

Lawn Area

Exist. Shed  
Exist. Barn  
Exist. House  
Exist. Deck  
Exist. Driveway

Exist. Barn

Exist. House

Exist. Deck

Exist. Driveway

S25°21'45"E 10.00'

S64°38'15"W

S64°38'15"W

S25°21'45"E

Cleveland Street

Right of Way 30'

Gerard A. & Terese N. Myatt  
10 Cleveland Street  
Portland, Maine 04103

1 1/2" IPF (0.2 A.G.)

1 1/2" IPF (0.1 B.C.)

1" IPF (0.2 A.G.)

1 1/2" IPF (0.1 A.G.)

99.26'

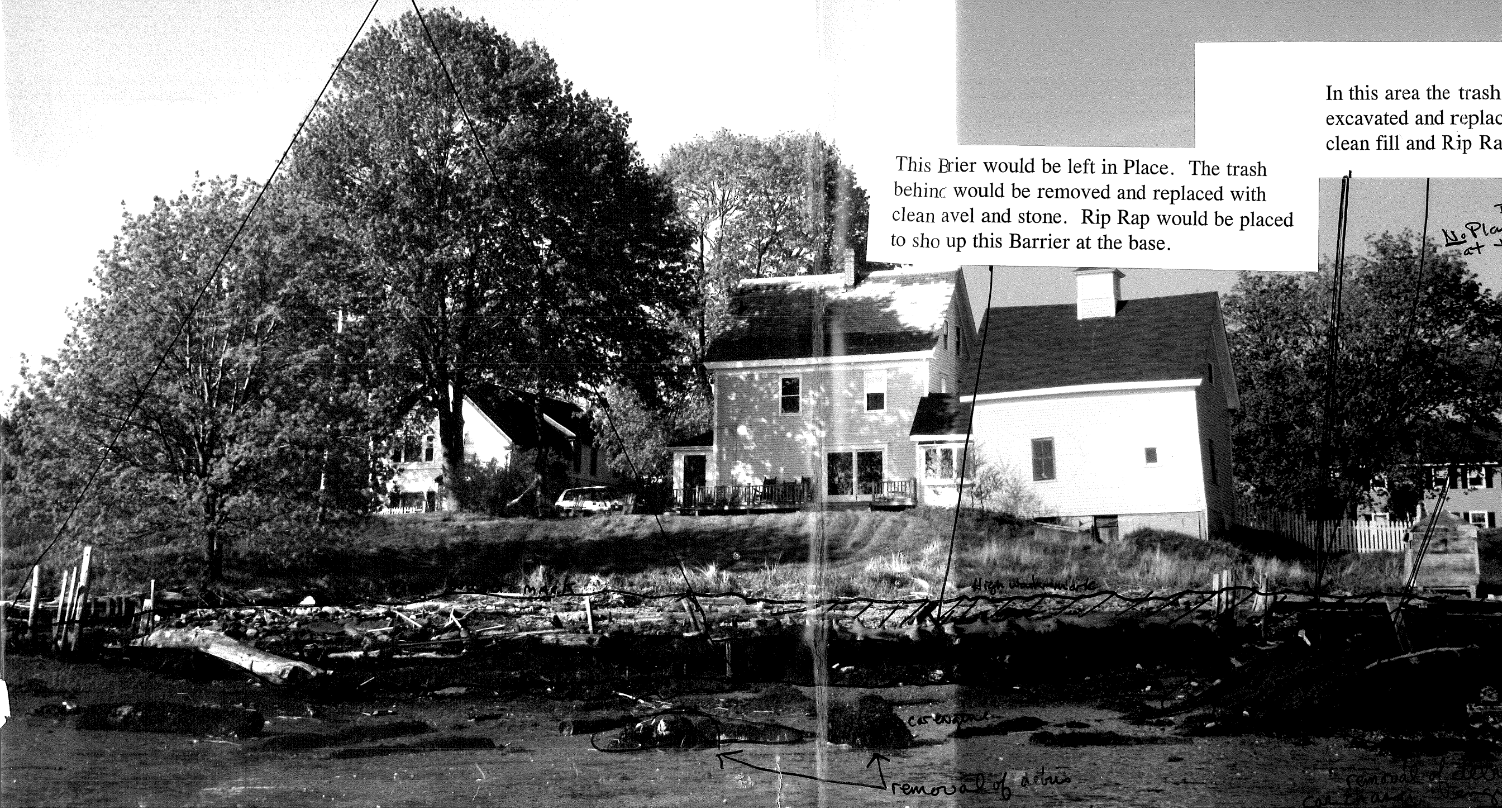
With in this area the debris would be removed and replaced with clean riprap from the high water mark. Debris = Old Piano, Tires, general Trash, Old Washing Machine etc.  
Rip Rap would extend only as far as the Bottom Line which is the current Base of Supports and Fill

Vegetation that is salt and wind tolerant as well a erosion controlling would be planted in the areas of the new clean fill.

In this area the trash excavated and replac clean fill and Rip Ra

This Brier would be left in Place. The trash behind would be removed and replaced with clean avel and stone. Rip Rap would be placed to sho up this Barrier at the base.

No Pla at



High water mark

removal of debris

removal of debris  
can't see